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INDUSTRIAL LAND USE INVENTORY 1980

Planning and Development Department
Hamilton-Wentworth Region
September 1981



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INDUSTRIAL LAND USE INVENTORY 1980

Planning and Development Department
Hamilton-Wentworth Region
September 1981

INDUSTRIAL LAND USE INVENTORY
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INDUSTRIAL LAND INVENTORY 1980

SUMMARY

The Industrial Land Inventory is a monitoring mechanism which will provide information regarding the amount and location of industrial land in the Region of Hamilton-Wentworth.

The heart of the system is a computer file of properties with an industrial characteristic, including; an industrial land use, industrial zoning, Regional Official Plan industrial designation and/or Area Municipality Official Plan industrial designation. From this data base it is possible to obtain useful summary information regarding the industrial aspects of the Region and, over time keep track of changes in these industrial aspects. This inventory also contains a series of maps which shows the location of existing industry, official plan's industrial designations and servicing improvements.

Some of the highlights of the 1980 report are:

- o There are 4,800 acres of existing industry in the Region,
- o In addition, there are 1,150 acres of extractive industry in the Region,
- o 4,800 acres are designated for Industrial-Business Parks in the Regional Official Plan,
- o 10,700 acres of land are zoned for industrial use in the Region,
- o 5,600 acres in the Region have an industrial zoning but have a use other than industry,
- o 2,400 acres of land are zoned industrial and have a vacant land use,
- o There are 400 acres of non-conforming industrial land uses in the Region,
- o Although the Region appears to have a large amount of available industrial land, much of this land has other constraints to development such as no servicing, poor access or legal designation problems.

This report is the first of a series of annual reports which will monitor changes in the Region's industrial land use base.

Land which is designated for industrial use may have several constraints that would delay or prohibit development. These constraints, such as topography problems, floodplain restrictions or owner's reluctance to sell or develop, are not included in this report. The report is complete as of the end of 1980, 1981 planning decisions respecting such areas as Allarco, Duff's Corners and Glanbrook's industrial park are not included.

A. B A C K G R O U N D

In January of 1979, a Planning and Development Department report entitled Supply of Industrial Lands and Buildings in Hamilton-Wentworth Region was submitted to the Regional Economic Development Committee. The report concluded that there was a scarcity of available serviced industrial land in the Region and that this scarcity has "adversely affected growth in industrial employment".

In a report prepared for the Region by the Consultants, Currie, Coopers and Lybrand Limited, entitled An Action Plan for Economic Growth (September 1978), it was reported that "the scarcity of serviced industrial land in the Region has been the main reason why organizations have left the Region".

As a result of these warnings and Regional Council's long standing concern for the economic health of the Region, a number of actions were taken to correct the situation. The Provincial Cabinet was successfully petitioned regarding the Stoney Creek industrial lands and five (5) Industrial-Business Parks were included in the Regional Official Plan. Efforts have also been made to provide servicing to these areas and a business/industrial promotion program is being carried out.

It is clear that in addition to these actions, an ongoing review of the situation is necessary. The Regional Official Plan for Hamilton-Wentworth was approved by the Minister of Housing on June 26, 1980. Policy 14.7.4 of the Implementation chapter of that Plan reads:

"It shall be the policy of Regional Council:

To measure the extent to which the economic component of this Plan is being achieved by developing a monitoring program which will annually measure the economy of the Region and identify the actions necessary to achieve the objectives of the economic policies of this Plan".

Further to the above policy, it is Regional Council's policy to "pursue its industrial land banking responsibilities" and to "periodically review the industrial land banking program" (Policies 14.7.2 and 14.7.3 of the Regional Official Plan).

B. P U R P O S E

In keeping with the economic component and monitoring requirements of the Regional Official Plan, it is necessary to establish a mechanism which can be used to monitor industrial lands in the Region. This is the first step in establishing an overall economic monitoring system for the Region.

It is the objective of this report to establish an on going mechanism which can be used:

- (a) To monitor industrial lands available for development as part of an overall economic monitoring program, and,
- (b) To provide an information system which will be of sufficient detail to provide up to date status on specific properties and groups of properties.

Specifically, the information system can be used:

- o to supply the Economic Development Department with useful data for business promotion,
- o to monitor the adequacy of industrial land banking,
- o to aid in capital facilities improvement decisions,
- o to co-ordinate Regional and Area Municipalities' designations of industrial land, and
- o to determine industrial land consumption rates in terms of magnitude and location.

This report will outline the Industrial Land Inventory and monitoring system as well as indicate the present locations and status of industrial lands in the Region.

C. NATURE OF THE SYSTEM

The heart of the information system is a computer inventory of industrial properties. All properties which have an existing industrial use or are zoned for industry or have an industrial designation in the Area Municipalities' or Regional Official Plans are included in this system. Some 5,565 properties are included in the 1980 inventory.

1. SCOPE OF INFORMATION

The following information is included for each of these properties:

1. Assessment Property Number
2. Ownership/Tenancy
3. Address
4. Acreage
5. Assessed Value
6. Land Use Classification Code
7. Regional Official Plan - Industrial-Business Park Designation
8. Area Municipalities Official Plan - Industrial Designations
9. Undeveloped Portion of Property
10. Parkway Belt West Plan Properties
11. Referred Properties in Regional Official Plan
12. Deferred Properties in Regional Official Plan
13. Industrial Zonings

Items 1 - 5 above were obtained from Ministry of Revenue Assessment tapes, while Items 6 - 13 were assembled using planning documents. Both groups of information were merged and now exist on one master computer tape. Various summaries by Region, Area Municipality, or specific industrial area can now be drawn out of this master file. A number of these summaries are contained in the findings section of this report. A detailed explanation of the methodology employed in constructing this system is included in Appendix 3. Definitions of terms used in this report are contained in Appendix 1.

2. INFORMATION LIMITATIONS

A number of limitations exist in the system. The computerized system only contains information on industrial aspects of properties. As a result, information gaps exist. For instance, where a property in the system has an Official Plan or zoning designation other than industrial, that designation would not be specified.

Further, because a variety of information sources were used, the level of information detail is not consistent. Some approximations and errors may be contained in the data. As this information system evolves, it is the intention of staff to eliminate these gaps and errors. Additional information can also be added to the system to improve it.

The system does not indicate the intensity or identify the specific type of industrial use on each property. The type or intensity of use may change over time without being detected in the system. Levels of employment and changes thereto are also not part of the system. The project addresses the industrial base purely from a land use point of view.

A number of other cautions are required. The acreage figures in the system are gross figures. The area required for such uses as future roads, utilities and open space must be kept in mind.

In the City of Hamilton Official Plan, industrial uses are allowed in some commercial designations (i.e. "H" and "I" Zones). Further, industrial uses are permitted uses in much of the Central Area Plan. These areas have not been classified as available for industrial use because the predominant designation of these areas is for a use other than industrial.

3. MAPPING

A series of maps accompanies the report. Map No. 1 identifies the main areas of industrial concentration in the Region, including the Industrial - Business Parks designated in the Regional Official Plan.

Maps 2 - 7, one map for each Area Municipality, show the location of Industrial - Business Parks designated in the Regional Official Plan, industrial designations in each of the Area Municipalities Official Plans and existing industrial uses.

Maps 8 - 12 show planned infrastructure improvements in each of the Area Municipalities. These capital projects are taken from the current Regional five year capital budget and include extensions to sanitary sewers, water trunks and road systems. Various treatment plants, storage tanks and pumping stations are also included along with the expected completion dates of these projects.

If Map series 2 - 7 and 8 - 12 are compared, it becomes apparent which industrial areas are planned to be serviced and when.

4. MONITORING

The information and mapping systems associated with this project have been constructed in such a way that they can be updated annually. This annual update will enable staff to report on the changing nature of Hamilton-Wentworth's industrial base from a land use point of view. The rate and direction of development of Industrial and Business Parks will be included in this monitoring process.

This monitoring will be accomplished by examining land use changes including Official Plan Amendments, new zoning by-laws, Assessment Records, land severances and building permit data along with field checks. This new information would then be used to revise the master computer inventory in order to bring it up to date.

5. FURTHER REPORTING

This document is the first report associated with this project. It contains data in map and table form at the Regional and Area Municipal reporting levels.

The second reporting phase will update the information reported in phase one. In this sense, it will be a monitoring report. In addition, a more detailed level of reporting will be included. This level will be comprised of the Areas of Industrial Concentration outlined on Map I. These areas will be singled out statistically and in map form for analysis.

Zoning data will be included on the maps for each area of industrial concentration. It is intended that this second report be brought before Committee in 1982.

It is the intention of staff that annual monitoring reports of the Industrial Land Use Inventory will follow.

An operating manual for the data system will also be produced. This document will detail monitoring requirements and procedures as well as the system update methodology.

D. F I N D I N G S

1. I N T R O D U C T I O N

The Industrial Land Use Inventory contains a wide variety of information on the industrial aspects of properties in Hamilton-Wentworth. Some 5,565 properties are contained in the existing system.

The raw information format for individual properties in the inventory is shown in Appendix Table A1. Additional Assessment based information is also available for each property. The mock up Table A1 is intended to indicate the multiple cross tabulations possible, using the data base. The inventory was designed to be used primarily in aggregate form as an indicator of the status of industrial land in the Region, rather than on an individual property basis.

The data bank is designed in such a way that additional pieces of information or refined data can be added readily. The system therefore, has potential for expansion and improvement. The nature of the system also allows for a periodic updating in order that the information can remain relevant and so that monitoring can occur.

The following discussion highlights summary information which has been extracted from the 1980 version of the Industrial Land Use Inventory data base. These summaries are based on assessment data reported in January of 1981, land use information, Zoning and Official Plan information updated to December 31st of 1980.

2. E X I S T I N G I N D U S T R I A L L A N D U S E S

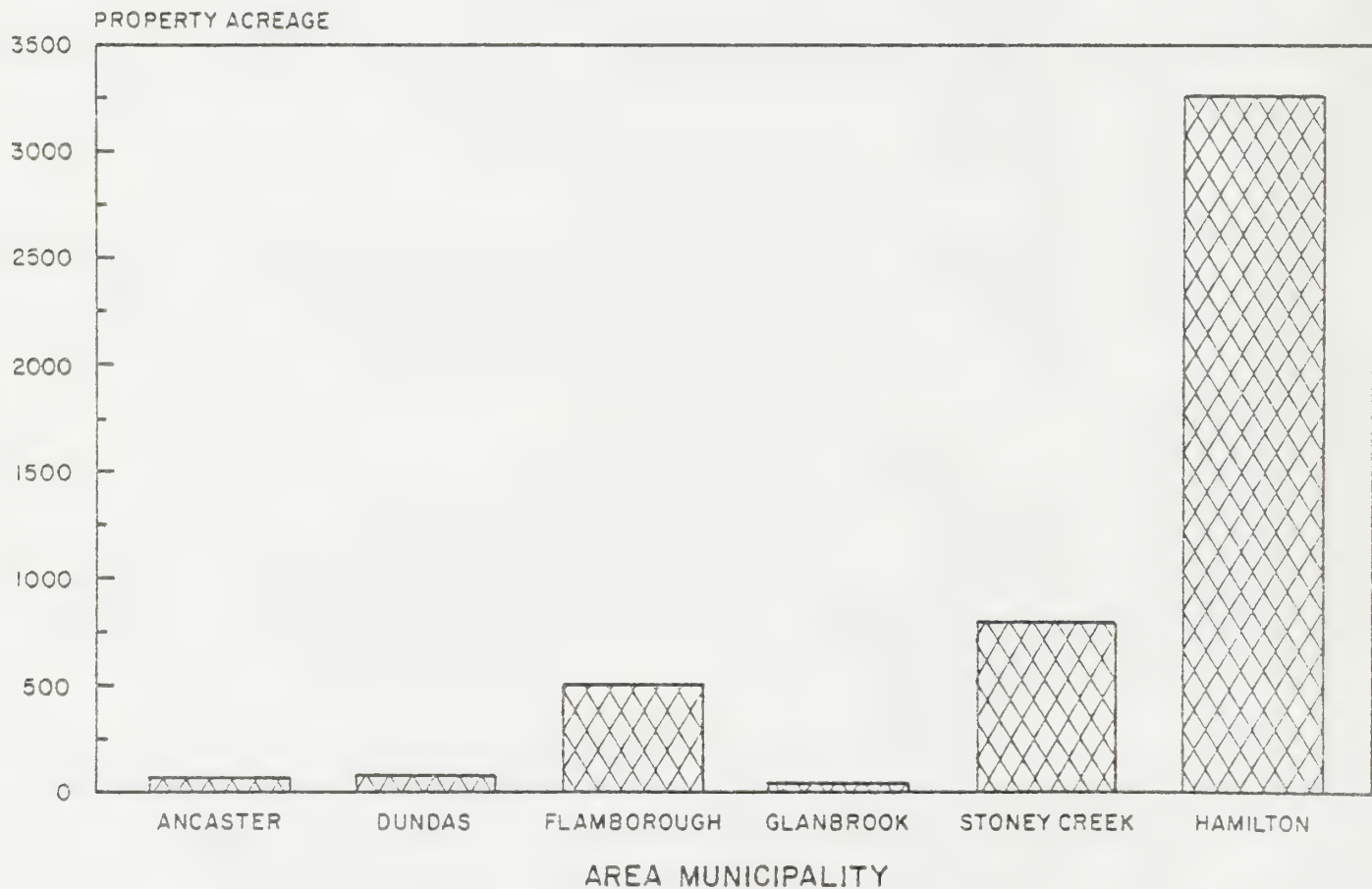
Existing Industrial Land Use refers to properties on which the principal land use is for industry. The data used for this purpose is the Planning and Development Department's "Physical Land Use Classification" system. All industrial, storage and warehousing uses are defined as existing industry (See codes 71-79 on Appendix Figure A1).

Some 977 properties in the Region have an existing industrial use. These properties total 4,800 acres. Of these properties, approximately 370 acres could be used for onsite expansion of the existing use. The "on site expansion potential" acreage refers to land on properties with an existing industrial use which is obviously vacant. This information was estimated using air photos. Parking lots and any form of storage are not considered to be vacant.

The distribution of existing industrial uses amongst the area municipalities is shown in Table I and illustrated by Figure I. The majority of industrial uses occur in the City of Hamilton. Stoney Creek and Flamborough have a considerable amount of existing industrial uses, while Dundas, Ancaster and Glanbrook have a relatively small number of properties and acreage with an industrial use. The locations of major existing industrial uses in each Area Municipality are shown on Maps 2 - 7.

FIGURE I

ACREAGE OF EXISTING INDUSTRY 1980*



* EXTRACTIVE INDUSTRY IS NOT INCLUDED

INDUSTRIAL LAND USE INVENTORY 1980

ACREAGE OF EXISTING INDUSTRY

	<u>EXISTING INDUSTRY*</u>			<u>EXTRACTIVE INDUSTRY</u>		
	TOTAL ACREAGE ⁺	ON SITE EXPANSION POTENTIAL	NUMBER PROP- ERTIES	TOTAL ACREAGE ⁺	ON SITE EXPANSION POTENTIAL	NUMBER PROP- ERTIES
ANCASTER	60	10	5	0	0	0
DUNDAS	80	10	35	4	0	3
FLAMBOROUGH	500	160	41	1100	130	12
GLANBROOK	50	10	8	0	0	0
STONEY CREEK	800	80	119	50	0	1
HAMILTON	3300	100	769	1	0	1
REGIONAL TOTAL	4800	370	977	1150	130	17

Acreages and totals have been rounded.

* Does not include extractive industries

+ Total acreage of properties with an industrial use equals total acreage minus undeveloped acreage

3. EXISTING EXTRACTIVE INDUSTRY

Extractive land uses are considered to be industrial land uses for the purpose of this report, however, extractive land uses are categorized separately. Extractive industry includes all pit, quarry and mining operations in the Region (Codes 36 - 37 in "Physical Land Use Classifications", Figure A1).

The Region has 17 properties with an existing extractive industry totalling 1,150 acres. Approximately 130 acres of the total acreage is undeveloped. The distribution of extractive industries is shown by area municipalities in Table I. The Township of Flamborough has the vast majority of these operations. The locations of extractive industries are shown on Maps 2 - 7.

4. INDUSTRIAL DESIGNATIONS

In the Region there are three levels of land use documents which control industrial land uses.

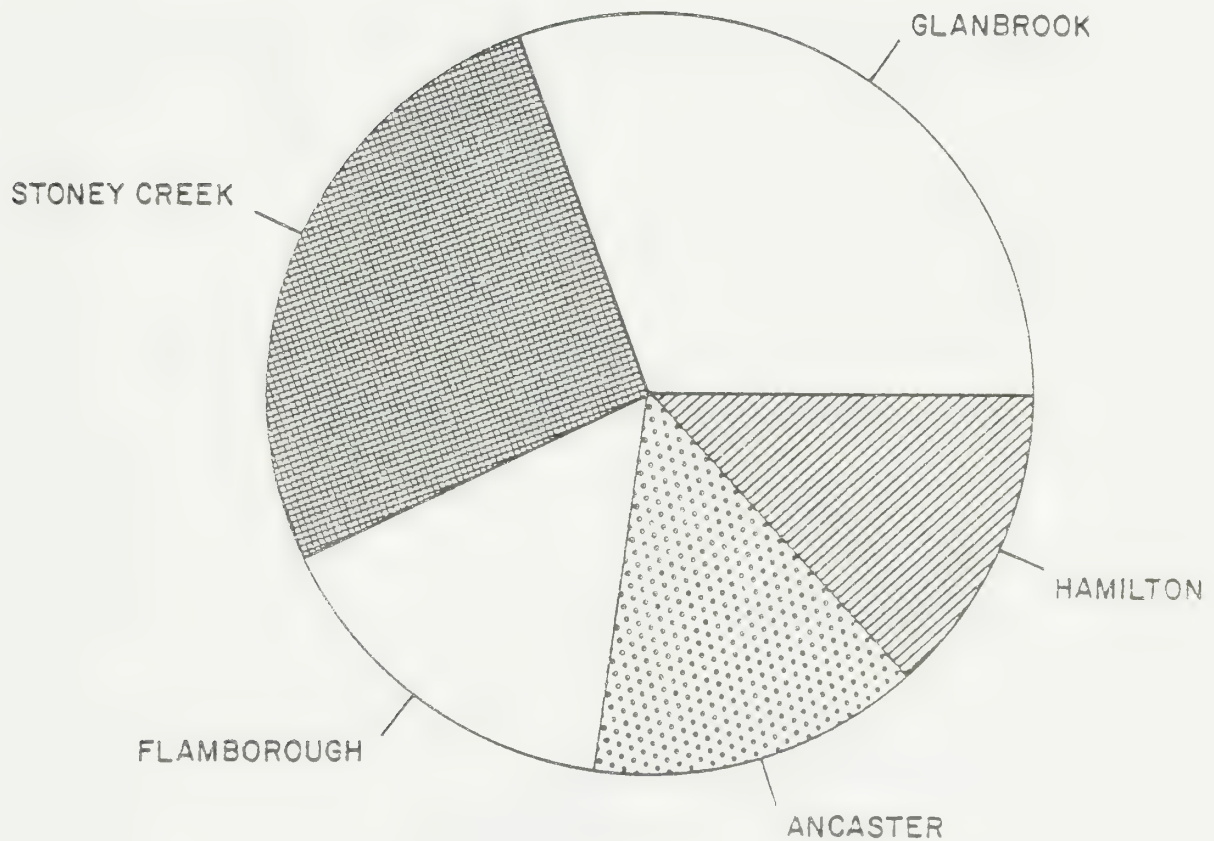
4 (a) Regional Official Plan - The first and most general is the Regional Official Plan (R.O.P.) which designates five "Industrial-Business Parks". These Industrial-Business Parks are large areas designated for industrial uses and are primarily undeveloped. Existing Industrial areas in urban areas (such as the Bayfront industrial area) were not designated industrial in the Regional Official Plan. Some 4,800 acres were designated Industrial-Business Park in the Regional Official Plan. The acreage distribution by area municipality is shown in Table II and illustrated by Figure 2.

The Regional Official Plan was approved by the Minister of Housing in June of 1980. Approval of certain parts of the Plan was deferred until outstanding matters before the courts are resolved. Further, certain sections of the Plan were referred to the Ontario Municipal Board for decision. The total acreage and number of the properties deferred or referred, are detailed in Table VI.

Maps 2 - 7 show the location of Regional Official Plan Industrial-Business Parks in each of the area municipalities.

FIGURE 2

DISTRIBUTION OF REGIONAL OFFICIAL PLAN INDUSTRIAL - BUSINESS PARKS 1980



INDUSTRIAL LAND USE INVENTORY 1980

INDUSTRIALLY DESIGNATED ACREAGE*

	REGIONAL OFFICIAL PLAN ⁺	AREA OFFICIAL PLAN ⁺	ZONING ⁺	AREA OFFICIAL PLAN AND ZONING ⁺
ANCASTER	680	670	60	60
DUNDAS	0	470	470	420
FLAMBOROUGH	650	360	2100	100
GLANBROOK	1600	1120	350	320
STONEY CREEK	1200	1700	1600	1200
HAMILTON	650	5900	6100	5200
REGIONAL TOTAL	4800	10,200	10,700	7300

Acreages and totals have been rounded.

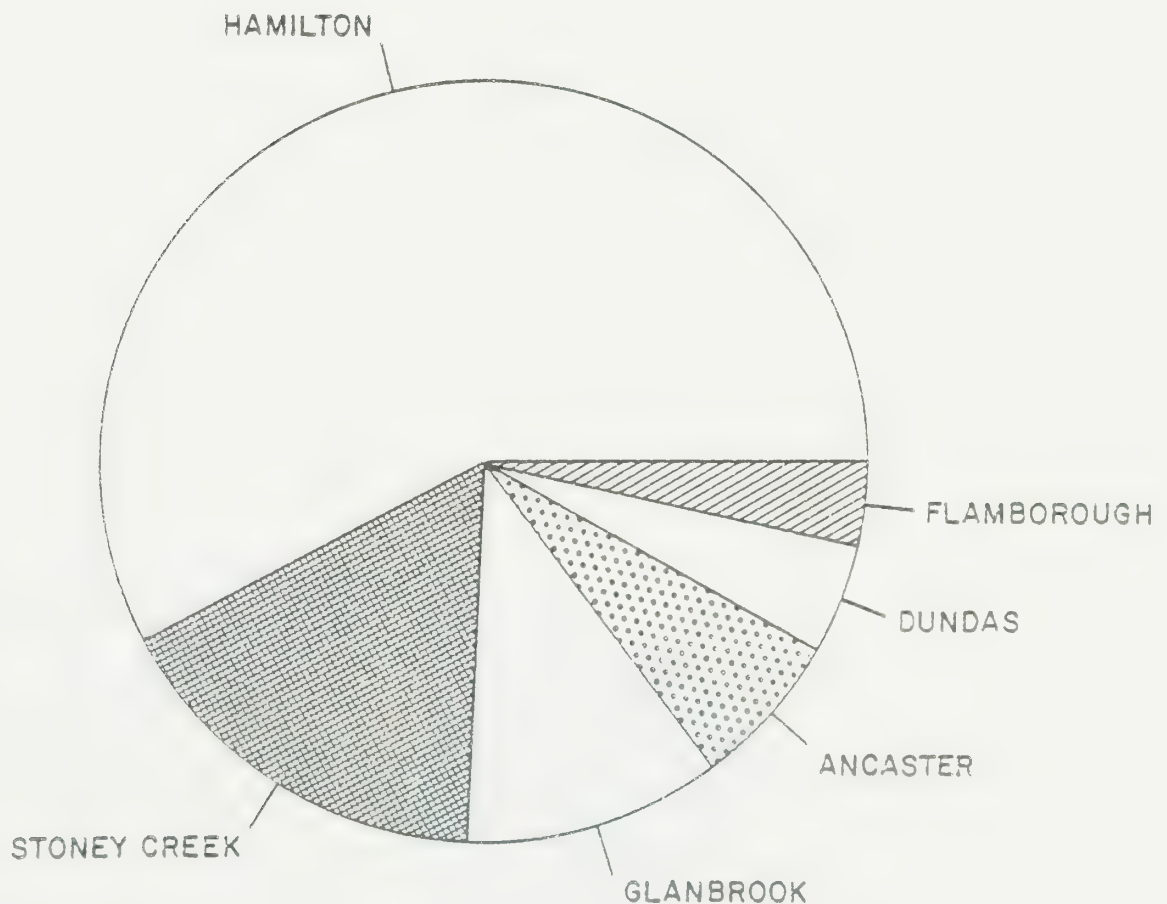
* Includes all properties in system (e.g., existing industrial use and any other use)

+ Refers to industrially designated lands in Regional Official Plan, Area Municipality Official Plan and Zoning By-laws

4 (b) Municipal Official Plans - The second level of legal designation is contained in the Official Plans of each of the six Area Municipalities in the Region. The acreage which the Municipalities have designated is shown in Table II and illustrated by Figure 3. Some municipal Official Plans contain several industrial designations, a breakdown of these designations is shown in Appendix Tables A8 - A13.

FIGURE 3

DISTRIBUTION OF AREA MUNICIPAL OFFICIAL PLAN INDUSTRIAL DESIGNATIONS 1980



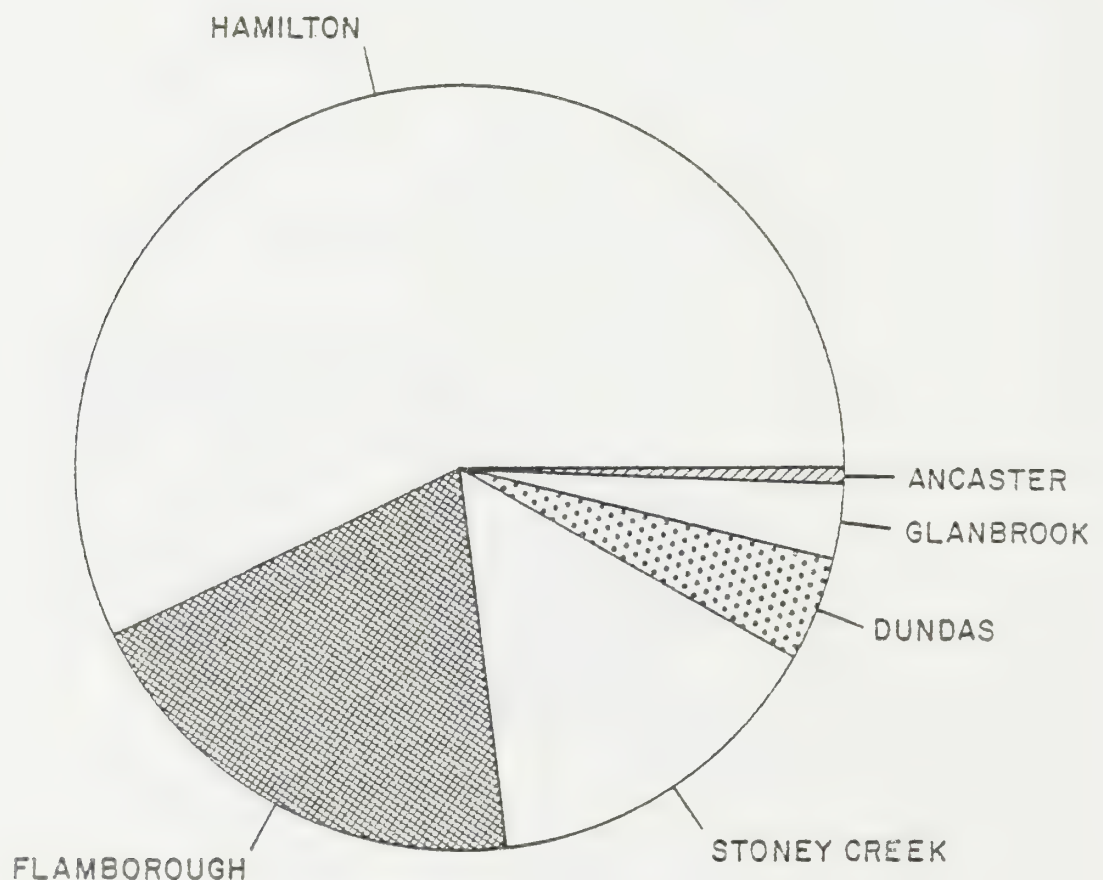
Again, Hamilton contains the greatest amount of industrially designated acreage, 5,900 acres. The remainder of the total of 10,200 acres in the Region is distributed among the other municipalities as indicated. The locations of industrial designations in each of the area municipal Official Plans are shown on Maps 2 - 7.

4 (c) Municipal Zoning By-laws - The third and most detailed document for the control of land use is the area municipal Zoning By-law. Each municipality has several industrial land use zones. The different industrial zones in each area municipality are shown in Appendix Tables A8 - 13.

The number of acres zoned for industrial use in each area municipality is shown in Table II and further illustrated by Figure 4.

FIGURE 4

DISTRIBUTION OF INDUSTRIAL ZONINGS 1980



There are 10,700 acres of zoned industrial land in the Region. Hamilton contains over half of this total. Note that Flamborough has 2,100 acres zoned industrial, this figure is high because of the large amount of acreage with extractive uses which is zoned industrial in Flamborough.

The last column in Table II indicates the number of acres in each municipality which is both zoned and designated industrial in the area municipal Official Plans.

5. INDUSTRIAL PROPERTIES WITH NON-INDUSTRIAL USES

These properties do not have an existing industrial use or extractive industrial use but are designated for industrial use in the Regional and/or area municipal Official Plans and/or zoning by-laws. These properties are theoretically available for industrial uses, however, in many cases, the existing land use, property configurations or property cost may preclude a change to the designated industrial land use.

5 (a) Regional Official Plan - In the Regional Official Plan, 4,800 acres are designated Industrial-Business Park. Some 4,450 of this acreage has a land use other than industrial. The distribution of these lands by area municipality is shown in Table III.

Approximately 350 acres of the land designated as Industrial-Business Park is occupied by some form of industrial land use. Almost all of the Industrial-Business Parks in Ancaster, Flamborough and Glanbrook remain in uses other than industrial. Approximately 300 acres in Stoney Creek's Parks are in some form of industrial use.

5 (b) Municipal Official Plans - In total, 10,200 acres are designated for industrial uses in the Area Municipalities' Official Plans. Approximately 6,700 acres of this total have land uses which are not industrial. The distribution of these lands are shown in Table III.

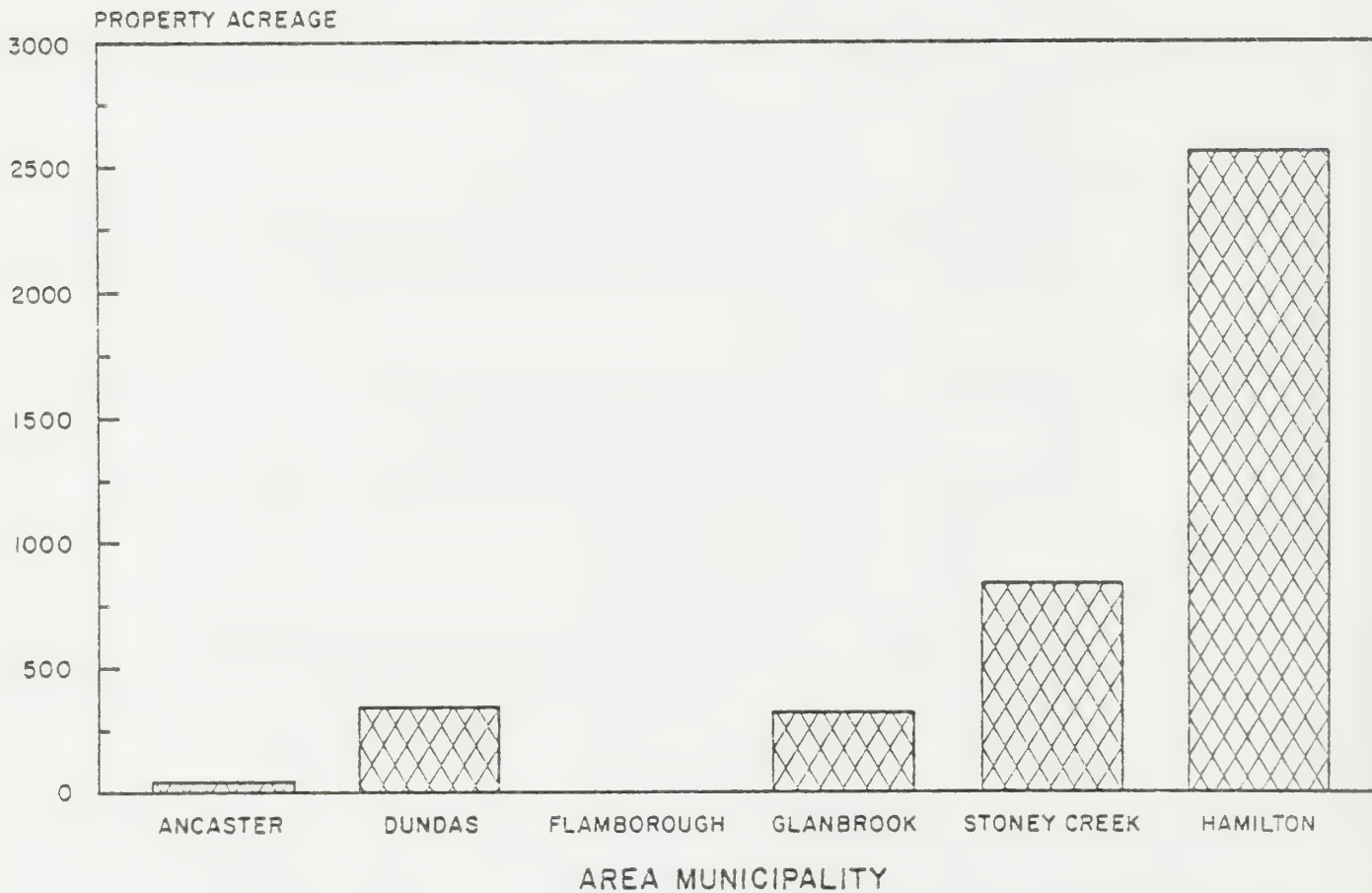
5 (c) Municipal Zoning By-laws - In total, 10,700 acres in the Region are zoned for industrial uses in the zoning by-laws of the area municipalities. Some 5,600 acres of this total have a land uses other than industrial. The distribution of this acreage in the Region is shown in Table III.

The actual land uses which occupy the area zoned for industry in each area municipality is shown in Appendix Tables A2 - A7. These land uses are taken from the Planning and Development Department's "Physical Land Use Classification" system. The land uses are divided into eleven (11) category types. As mentioned earlier, much of the zoned industrial land has existing land uses which would make a conversion to industrial land use unlikely.

The last column in Table III shows the acreage which is designated industrial in both the area municipal Official Plan and Zoning By-laws and has a land use other than industrial. The distribution of these acres is shown in Figure 5.

FIGURE 5

INDUSTRIALLY DESIGNATED ACREAGE WITH NON-INDUSTRIAL USES*



* THIS ACREAGE IS DESIGNATED INDUSTRIAL IN BOTH THE AREA MUNICIPALITIES OFFICIAL PLAN AND ZONING BY-LAW

INDUSTRIAL LAND USE INVENTORY 1980

INDUSTRIALLY DESIGNATED ACREAGE

WITH NON INDUSTRIAL USES*

	REGIONAL OFFICIAL PLAN ⁺	AREA OFFICIAL PLAN ⁺	ZONING ⁺	AREA OFFICIAL PLAN AND ZONING ⁺
ANCASTER	660	600	40	40
DUNDAS	0	400	270	340
FLAMBOROUGH	650	230	1000	5
GLANBROOK	1580	900	300	300
STONEY CREEK	900	1300	900	850
HAMILTON	650	3300	3100	2600
REGIONAL TOTAL	4450	6700	5600	4140

Acreages and totals have been rounded.

* Includes all properties in system which do not have an existing industrial use

+ Refers to industrially designated lands in Regional Official Plan, Area Municipality Official Plans and Zoning By-laws

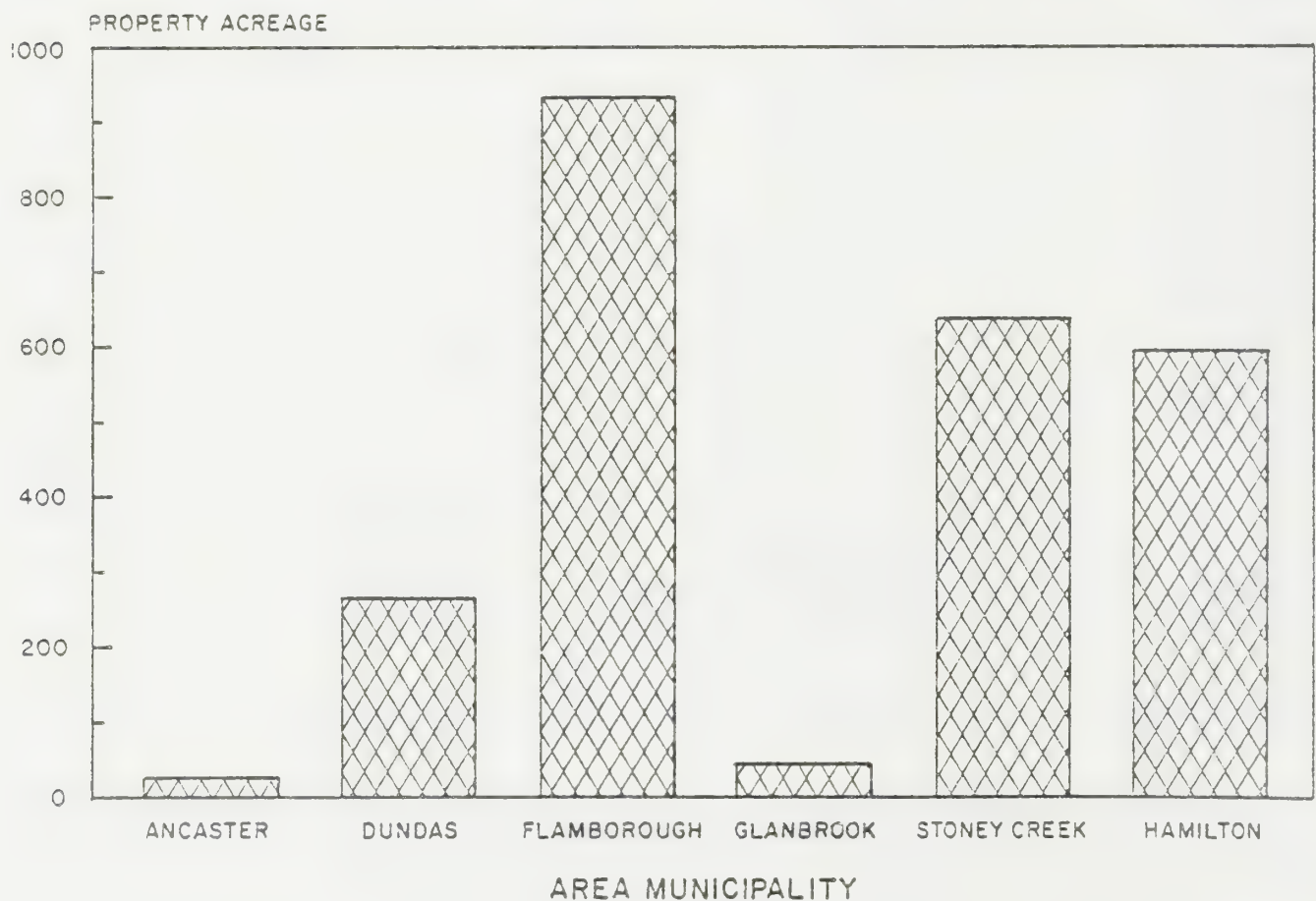
6. VACANT INDUSTRIAL PROPERTIES

Vacant, industrial properties refers to acreage which is zoned for industrial purposes and has a low intensity existing land use. Vacant land uses include vacant, forests and shrubbery and agricultural lands (Codes 28, 31 - 35 on Appendix Figure A1).

The Region has 2,400 acres of vacant, industrially zoned land on 396 separate properties. The distribution of this acreage is shown in Table IV and illustrated by Figure 6. Flamborough, Stoney Creek and Hamilton, in that order, have the highest totals of vacant, zoned, industrial properties.

FIGURE 6

VACANT ZONED INDUSTRIAL ACREAGE 1980



INDUSTRIAL LAND USE INVENTORY 1980

INDUSTRIALLY ZONED ACREAGE WITH
VACANT LAND USES*

	<u>VACANT USES</u>		<u>CONSTRAINTS TO DEVELOPMENT⁺</u>	
	ACREAGE	NUMBER OF PROPERTIES	ACREAGE	NUMBER OF PROPERTIES
ANCASTER	20	2	25	2 (D)
DUNDAS	270	30	200	10 (P)
FLAMBOROUGH	900	27	0	0
GLANBROOK	40	3	0	0
STONEY CREEK	610	99	0	0
HAMILTON	580	235	0	0
REGIONAL TOTAL	2400	396	230	12

Acreages and totals have been rounded.

* These properties are zoned industrial in the Area Municipality Zoning By-law and have a low intensity land use such as vacant, farm lands or forests

+ D refers to Deferred in the Regional Official Plan
P refers to areas included in the Parkway Belt West Plan

Other development constraints exist on vacant zoned industrial lands in Ancaster and Dundas. All of the lands in this category in Ancaster (20 acres) have their Industrial-Business Park designation in the Regional Official Plan deferred by the Minister of Housing. In Dundas, 200 acres of the 270 acres vacant and zoned industrial are in the Parkway Belt West Plan. These constraints are shown in Table IV.

7. NON-CONFORMING INDUSTRIAL USES

Non-conforming industrial uses are those existing industrial uses which do not have an industrial zoning. There are some 400 acres of non-conforming industrial uses in the Region involving 157 properties. Of the 400 acres, approximately 70 acres are undeveloped. In addition, the Region has two non-conforming extractive industries involving 161 acres.

The distribution of non-conforming uses by Area Municipality is shown in Table V. The majority of these uses is concentrated in Flamborough and Hamilton.

8. SPECIAL STATUS PROPERTIES

These properties are contained in the Industrial Land Use Inventory and have special status in the form of an Regional Official Plan referral, Regional Official Plan deferral or are included in The Parkway Belt West Plan. The special status on these properties forms a constraint to development. Note that only properties contained in the system are included, i.e. those with at least one industrial characteristic.

In the Region there are: 680 acres (41 industrial properties) which have been deferred in the Regional Official Plan; 1,050 acres (75 industrial properties) in the Regional Official Plan which have been referred to the Ontario Municipal Board; and 500 acres (37 industrial properties) which are included in the Parkway Belt West Plan. The distribution of these properties by Area Municipality is detailed in Table VI.

A further constraint, not included in this study, is the Niagara Escarpment Commission development control area. These special status properties will be added in the near future.

9. INFRASTRUCTURE IMPROVEMENTS

The development and maintenance of industrial land is dependent upon not only official plan designations and zonings but on servicing. The most important aspects of servicing are sanitary sewer, water and transportation facilities.

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NON CONFORMING INDUSTRIAL USES*

	TOTAL ACREAGE	ON SITE UNDEVELOPED ACREAGE	NUMBER OF PROPERTIES
ANCASTER	50	0	1
DUNDAS	1	0	1
FLAMBOROUGH ^x	150	40	21
GLANBROOK	30	2	5
STONEY CREEK	70	25	15
HAMILTON ^{+x}	100	0	114
REGIONAL TOTAL ^x	400	70	157

Acreages and totals have been rounded.

* Existing industrial uses which do not have an industrial zoning

x In addition, Flamborough has one (1) non-conforming extractive industry with some 160 acres, Hamilton has one (1) non-conforming extractive industry of approximately one (1) acre in size

+ Some 97 additional properties involving 25 acres in Hamilton have an industrial land use on a commercial (H) or core area (I) zoning. Industrial uses are permitted in these zones

INDUSTRIAL LAND USE INVENTORY 1980

SPECIAL STATUS PROPERTIES

	<u>DEFERRED IN REGIONAL OFFICIAL PLAN⁺</u>		<u>REFERRED IN REGIONAL OFFICIAL PLAN⁺</u>		<u>PARKWAY BELT⁺</u>	
	Acreage	Number of Properties	Acreage	Number of Properties	Acreage	Number of Properties
ANCASTER	680	41	0	0	0	0
DUNDAS	0	0	0	0	420	30
FLAMBOROUGH	0	0	650	59	0	0
GLANBROOK	0	0	400	16	0	0
STONE CREEK	0	0	0	0	0	0
HAMILTON	0	0	0	0	80	7
REGIONAL TOTAL	680	41	1050	75	500	37

Acreages and totals have been rounded.

+ Industrial properties in areas which have been deferred in the Regional Official Plan, have been referred to the Ontario Municipal Board or are contained in the Parkway Belt West Plan

The Region has extensive sewer collection and water distribution systems which are continually being improved. The Region also maintains a large number of roads which, together with Provincial highways and local municipalities' roads, form an extensive road network.

These three service systems, sanitary sewers, water and roads, are essential to existing and future industry. It is important to envision the future shape of these systems in relation to the Region's existing and future industrial areas. This can be done with the two map series contained herein.

9 (a) Infrastructure Improvement Source - The Region carries out capital facilities planning which allows the Region to plan for needed capital facilities and to anticipate the financial needs of facility improvements.

This planning procedure is detailed in the Region's Five Year Capital Facilities Plan 1981 - 1986. This document specifies infrastructure improvements by project and by expected completion dates.

This information has been translated into map form (Maps 7 - 12) for this report. Each map shows the infrastructure improvement and expected completion date by area municipality. In order to relate the information above to existing and proposed industrial areas, the infrastructure map and the industrial inventory map for each area municipality can be compared.

9 (b) Specific Infrastructure Improvements - The Region has committed itself to significant and extensive infrastructure improvements which would facilitate the development of designated industrial areas.

In the City of Hamilton, the Red Hill Creek Freeway and East-West Mountain Freeway (1985+) will greatly improve access to the Regional Official Plan Rymal Road Industrial-Business Park. Further improvements to Burlington Street (1984) will also improve access to the existing Bayfront industrial area. Sanitary sewer, watermain, as well as sewage treatment plant and water pumping station improvements as noted on Map A12, will provide for future land development.

In the Town of Ancaster, watermain trunk extensions (1983) to Duff's Corners Industrial-Business Park will facilitate development of that proposed industrial area pending resolution of the referral of the Regional Official Plan in the area.

In the Town of Dundas, sanitary sewer trunk extensions (1986) will allow for further limited development.

E. C O N C L U S I O N S

Time series conclusions are not possible at this time since this is the first report of this monitoring instrument, however, a number of observations can be made regarding industry in Hamilton-Wentworth from a land use perspective. Some of those observations/conclusions may seem obvious but the existence of the Industrial Inventory gives these conclusions statistical foundation.

There is a significant industrial base in Hamilton-Wentworth involving existing industry on 4,800 acres on 977 properties. The industrial cornerstone of the Region is the City of Hamilton with 3,300 acres of existing industry. Stoney Creek has an increasingly significant industrial land use base with 800 acres.

It is difficult to assess, at this stage, whether the area municipalities have enough available zoned industrial lands due to the fact that several municipalities zone lands industrial only in response to development applications. Some 2,400 acres of industrially zoned and vacant lands are available in the Region. These lands are concentrated in Flamborough, Stoney Creek, Hamilton and Dundas, in that order. Other constraints, such as cost, location or topography may impede the development of these lands. Industrial land supply figures in this report should only be used as indicators.

There are some 4,800 acres of land that have been recently designated as Industrial-Business Parks in the Regional Official Plan, 350 acres of these designated lands have been developed for industry.

Although the Region appears to have a large inventory of available industrial lands, especially designated in the Regional Official Plan, some servicing and designation factors may actually limit the amount which is truly available. For instance, major transportation access to the Rymal Road Industrial-Business Park will not be provided until after 1985. Further, sanitary sewer services will not be available to the proposed Clappison's Corners Industrial-Business Park until after 1985. Some 1,730 acres of the Region's Industrial-Business Parks are tied up in Regional Official Plan referrals and deferrals. Although economic growth factors may be the most important ingredients for growth, a large proportion of the Region's "available" industrial lands are effectively tied up.

Comparison of Area Municipal industrial zones and official plan designations, as well as non-conforming uses merit some comment. In the case of the Township of Flamborough Official Plan, designations appear to be out of step with zonings, which may indicate the need for Flamborough to review its planning documents in order to ensure harmony.

There is a comparatively large number of industrial acres and properties which are non-conforming to zoning by-laws in the City of Hamilton and the Township of Flamborough. This phenomenon may again signal the need for a review of these conflicts by the area municipalities involved.

In the Township of Flamborough, watermain trunk extensions (1982) and sanitary sewer trunk extensions (1985), via Dundas, will allow for the serviced development of Clappison's Corners Industrial-Business Park, pending resolution of the Regional Official Plan referral of the area to the Ontario Municipal Board.

In the Town of Stoney Creek, sanitary sewer trunk extensions (1983 - 84) and watermain trunk extensions (1984) as well as improvements to Regional roads 24 (Barton Street) and 55 (Fruitland Road), will facilitate the further development of the Stoney Creek Industrial-Business Park.

Although no specific Regional improvements are slated for the Township of Glanbrook, improvements in the City of Hamilton will assist in the development of the portion of the Rymal Road Industrial-Business Park in Glanbrook. Further, pending the resolution of the Regional Official Plan referral of the Airport related Industrial-Business Park, improvements to the Provincial and Regional Road network will greatly improve access to the area.

F. FURTHER REPORTS

A subsequent report on the Industrial Land Inventory will deal specifically with the Areas of Industrial Concentration identified on Map I. This further analysis will include mapping of zoning by-law designations in these areas.

The Industrial Land Inventory is a system that will allow updates. It is the intention of staff to report annually on the industrial land situation in Hamilton-Wentworth. As this reporting develops, time series data will enable staff to identify changing trends in this area of interest. Industrial land consumption rates and observations regarding shifts in industrial concentrations will be provided as the system develops and as monitoring proceeds.

APPENDICES

1. GLOSSARY
2. APPENDIX FIGURE AND TABLES
3. INDUSTRIAL LAND INVENTORY - METHODOLOGY
4. INDUSTRIAL LAND INVENTORY - DATA PROCESSING COMPONENT

APPENDIX 1

GLOSSARY

INDUSTRIAL LAND

In this report, industrial land is used to refer to properties which are in the Industrial Land Inventory data base. These properties have one or more of the following characteristics: designated Industrial-Business Park in the Regional Official Plan; designated Industrial in the area municipalities' Official Plans; zoned industrial, or they have existing industrial or extractive industrial uses.

INDUSTRIAL LAND USE

Land uses classified as "Industrial" or "Storage and Warehousing" in the Planning and Development Department "Physical Land Use Classification" system, (Codes 71 - 79 Appendix Figure A1 attached).

EXTRACTIVE LAND USE

Land uses classified as "Gravel, Sand and Clay Pits" or "Other Mine Lands" in the Planning and Development Department's "Physical Land Use Classification" system (Codes 36 and 37 Appendix Figure A1 attached).

NON-INDUSTRIAL LAND USE

These land uses consist of all uses which are not Industrial or Extractive as defined above.

ON SITE DEVELOPMENT POTENTIAL

These figures refer to part(s) of existing industrial or extractive land use properties which are obviously vacant, i.e. not used for any active purpose. These figures were estimated using air photographs.

INDUSTRIAL PROPERTIES WITH NON-INDUSTRIAL USES

These properties have land uses which are non-industrial and are designated in the Regional Official Plan or Area Municipal Official Plans for industrial land use, or are zoned industrial.

VACANT LANDS

These lands are properties which have a "vacant", "agricultural" or "forest and shrubbery" land use as indicated on the Planning and Development Department's "Physical Land Use Classification" system (Codes 28, 31 - 35 Appendix Figure A1 attached).

NON-CONFORMING INDUSTRIAL USES

These properties have an existing Industrial or Extractive land use and are zoned for a use other than industrial.

DESIGNATION

This term refers to the land use restrictions assigned to lands in either the Regional Official Plan (R.O.P.) or Area Municipal Official Plan (A.O.P.).

INDUSTRIAL-BUSINESS PARK

This is the industrial designation in the Regional Official Plan. It refers to five (5) areas in Hamilton-Wentworth.

ZONING

This term refers to the land use and associated controls assigned in the zoning by-laws (restricted area by-law) of the Area Municipalities.

APPENDIX 2

FIGURE A1 Physical Land Use Classifications

TABLES

A1	Raw Information format for Data Bank
A2	Land Use Type on Zoned Industrial Lands - Ancaster
A3	Land Use Type on Zoned Industrial Lands - Dundas
A4	Land Use Type on Zoned Industrial Lands - Flamborough
A5	Land Use Type on Zoned Industrial Lands - Glanbrook
A6	Land Use Type on Zoned Industrial Lands - Stoney Creek
A7	Land Use Type on Zoned Industrial Lands - Hamilton
A8	Detailed Legal Designations - Ancaster
A9	Detailed Legal Designations - Dundas
A10	Detailed Legal Designations - Flamborough
A11	Detailed Legal Designations - Glanbrook
A12	Detailed Legal Designations - Stoney Creek
A13	Detailed Legal Designations - Hamilton

Physical Land Use Classifications

FIGURE A1

Property Code	Property Code	Property Code	
Residential Individual			
01	Residential Accessories on a Separate Parcel	41	Hotel, Motels, Resort Lodges and Cottages
02	Single Family Detached	42	Boarding and Lodging Houses, Sorority and Fraternity Houses, University Residences, Nurses and Infirmary Residences, Y.M.C.A., Y.W.C.A., etc.
03	Single Family Detached Conversion	43	Religious Orders (Monasteries, Convents, Retreat Homes, etc.)
04	Semi-Detached	44	Homes for Aged, Orphanages
05	Semi-Detached Conversion	45	Hospitals, Sanatoria, Convalescent Homes, Nursing Homes
06	Duplex	47	Cabins and Trailers (Construction, Logging, Mining, Camps, etc.)
07	Duplex Conversions	48	Military Barracks, Military Camps
08	Other Plexus (Triplexes, Sixplexes, etc.)	49	Penitentiaries, Jails, Prisons
09	Other Plexus Conversions		Institutional
10	Row Houses	51	Churches and Religious Buildings
11	Row House Conversions	52	Day Nurseries
12	Other One and Two Unit High Attached (Maisonnettes, Quadrifoiil, etc.)	53	Public Schools (Elementary, Junior High, Secondary)
13	Other Attached Conversions	54	Separate Schools (Elementary, Junior High, Secondary)
14	Apartments Only	55	Other Private Schools, Public Technical and Vocational Schools and Colleges
15	Apartments (Two or More Dwelling Units High in Mixed Use Building)	56	Universities
16	Apartments Conversions	57	Museums, Libraries, Art Galleries and Centres, Civic Theatres
17	Seasonal Dwelling Unit	58	Parliament Buildings, Law Courts, Fire Halls, Police Stations, Armouries, Recreation Clubs and Community Centres
18	Trailer Camp	59	
19	Condominium (High - Rise)		Office
Open Space			
21	Public Open Space	61	Government Offices (Federal, Provincial, County, Municipal and Consular)
22	Private Open Space	62	General Business Offices
23	Water Areas	63	General Service Offices
24	Cemeteries	64	Medical and Dental Offices
25	Airfields	65	Other Service Offices (Associations, Charitable, Political, Trade Union)
26	Large Open Public Utility Lands	66	Mixed Offices in which no one of the above predominate
27	Undeveloped Open Space of Cliffs, Ravines, Swamps (Not Part of Conservation Areas or Park Systems)		Industrial
28	Other Undeveloped Open Space (i.e., Vacant Land)		Heavy Industry
Extractive			
31	Field Crop Lands	71	
32	Fruit and Vegetable Lands	72	Light Industry
33	Livestock Lands	73	Prestige Industry
34	Mixed Farm Lands		
35	Forests and Shrubbery		
36	Gravel, Sand and Clay Pits		
37	Other Mine Lands		
Residential Collective			
41	Hotel, Motels, Resort Lodges and Cottages	76	Bulk Warehousing in Tanks and Elevators
42	Boarding and Lodging Houses, Sorority and Fraternity Houses, University Residences, Nurses and Infirmary Residences, Y.M.C.A., Y.W.C.A., etc.	77	Other Warehousing in Building Structures
43	Religious Orders (Monasteries, Convents, Retreat Homes, etc.)	78	Open Storage Areas other than Junk Yards, Auto Wreckers
44	Homes for Aged, Orphanages	79	Open Storage for Junk Yards and Auto Wreckers
45	Hospitals, Sanatoria, Convalescent Homes, Nursing Homes		Retail Products & Services
47	Cabins and Trailers (Construction, Logging, Mining, Camps, etc.)	81	Shopping Centres
48	Military Barracks, Military Camps	82	Retail Stores (including Department Stores)
49	Penitentiaries, Jails, Prisons	83	Retail Services
	Institutional	84	Restaurants, Taverns, Public Houses, Beer Parlours, Cocktail Lounges, Drive-in Restaurants
51	Churches and Religious Buildings	85	Drive-in Theatres
52	Day Nurseries	86	New and Used Car Lots
53	Public Schools (Elementary, Junior High, Secondary)	87	Gas and Service Stations, Repair Garages, Car Wash and Other Automobile Services, excluding Body and Welding Shops
54	Separate Schools (Elementary, Junior High, Secondary)	88	Retail/Wholesale Services
55	Other Private Schools, Public Technical and Vocational Schools and Colleges	89	Recreation Services in enclosed buildings (Theatres, Pool Room, etc.)
56	Universities		Transportation, Communication, Utilities and Parking
57	Museums, Libraries, Art Galleries and Centres, Civic Theatres	91	Building and Structures for Transportation, Communication and Utilities (i.e., Airports, Railways)
58	Parliament Buildings, Law Courts, Fire Halls, Police Stations, Armouries, Recreation Clubs and Community Centres	92	Open Areas (Rights of Way of Roads, Railroads, Pipe and Power Lines, Transmission Towers for Radio, T.V. and Telephone)
59		93	Parking in Structures
	Office	94	Parking Lots
61	Government Offices (Federal, Provincial, County, Municipal and Consular)	99	Not otherwise defined
62	General Business Offices		
63	General Service Offices		
64	Medical and Dental Offices		
65	Other Service Offices (Associations, Charitable, Political, Trade Union)		
66	Mixed Offices in which no one of the above predominate		
	Industrial		
71	Heavy Industry		
72	Light Industry		
73	Prestige Industry		

INDUSTRIAL LAND USE INVENTORY

Table A1

RAW INFORMATION FORMAT FOR DATA BANK

ROLL NO.	ADDRESS/LOCATION OWNER	ZONING	ROP	AOP	LAND USE CODE PROPERTY CODE	INDUSTRIAL LAND USE CODE	SPECIAL COMMENT	PROPERTY ACRES	UNDEVELOPED ACRES
100-111-00900	200 Walnut St, Stoney Creek Con.1, Lot 6 (part) Jones, A. *	M6	I	RI	01 100	1066 7004	Parkway Belt	1.00	.00
200 612 01234	367 Acorn St. Hamilton Plan 127, Lots 24-29 X Industries *	M2	-	I	74 300	6420	-	15.00	2.50

* The examples given are fictitious properties.

INDUSTRIAL LAND USE INVENTORY 1980

LAND USE TYPE ON ZONED INDUSTRIAL LANDS

ANCASTER

Table A2

LAND USE TYPE	ACREAGE OF ZONED LANDS	NUMBER OF PROPERTIES
Industry & Warehousing	20	4
Extractive	0	0
Residential	0	0
Open Space, Transporta- tion and Institutional	0	0
Vacant	25	2
Agriculture	0	0
Commercial	15	5
Total	60	11

DUNDAS

Table A3

Industry & Warehousing	200	33
Extractive	3	3
Residential	40	88
Open Space, Transporta- tion and Institutional	50	15
Vacant	140	24
Agriculture	130	6
Commercial	20	21
Total	580	190

Acreages and totals have been rounded.

INDUSTRIAL LAND USE INVENTORY 1980

LAND USE TYPE ON ZONED INDUSTRIAL LANDS

FLAMBOROUGH

Table A4

LAND USE TYPE	ACREAGE OF ZONED LANDS	NUMBER OF PROPERTIES
Industry & Warehousing	200	21
Extractive	900	11
Residential	30	12
Open Space, Transporta- tion and Institutional	15	8
Vacant*	720	17
Agriculture	210	10
Commercial	20	12
Total	2100	91

GLANBROOK

Table A5

Industry & Warehousing	20	3
Extractive	0	0
Residential	5	3
Open Space, Transporta- tion and Institutional	280	14
Vacant	35	2
Agriculture	10	1
Commercial	5	3
Total	350	26

* 700 acres of this land are "forest and shrubbery"

Acreages and totals have been rounded.

INDUSTRIAL LAND USE INVENTORY 1980

LAND USE TYPE ON ZONED INDUSTRIAL LANDS

STONEY CREEK

Table A6

LAND USE TYPE	ACREAGE OF ZONED LANDS	NUMBER OF PROPERTIES
Industry & Warehousing	600	104
Extractive	40	1
Residential	170	144
Open Space, Transporta- tion and Institutional	90	16
Vacant	160	65
Agriculture	480	34
Commercial	50	37
Total	1600	401

HAMILTON

Table A7

Industry & Warehousing*	3140	558
Extractive	0	0
Residential	120	1381
Open Space, Transporta- tion and Institutional+	1970	236
Vacant	460	231
Agriculture	140	4
Commercial	300	278
Total	6100	2688

Acreages and totals have been rounded.

* 25 acres of industrial land use exist under commercial zones which allow industrial uses.

+ 1008 acres are "water area"

INDUSTRIAL LAND USE INVENTORY 1980

DETAILED LEGAL DESIGNATIONS

TOWN OF ANCASTER

	DESIGNATION	ACREAGE	NUMBER OF PROPERTIES
A. Regional Official Plan	Industrial- Business Parks	680	41
B. Ancaster Official Plan*	I (Non Serviced Industrial)	670	103
C. Ancaster Zoning By-law*	MI (Non Serviced Industrial)	60	11

Acreages have been rounded.

* Detailed designation definitions can be found in the
Official Plan or Zoning By-law.

Table A9

INDUSTRIAL LAND USE INVENTORY 1980

DETAILED LEGAL DESIGNATIONS

TOWN OF DUNDAS

	DESIGNATION	ACREAGE	NUMBER OF PROPERTIES
A. Regional Official Plan	Industrial- Business Parks	0	0
B. Dundas Official Plan*	I (Industrial)	470	187
C. Dundas Zoning By-law*	M1 (Light Industrial)	35	79
	M2 (Select Industrial)	280	29
	M3 (General Industrial)	110	79
	M4 (Public Industrial)	40	5
Zoning Total		470 ⁺	192

Acreages and totals have been rounded.

* Detailed designation definitions can be found in the
Official Plan or Zoning By-law.

+ Figures do not match total due to rounding.

INDUSTRIAL LAND USE INVENTORY 1980

DETAILED LEGAL DESIGNATIONS

TOWNSHIP OF FLAMBOROUGH

	DESIGNATION	ACREAGE	NUMBER OF PROPERTIES
A. Regional Official Plan	Industrial-Business Parks	650	95
B. Flamborough Official Plan*	I (Industrial)	360	37
C. Flamborough Zoning By-law*	M1 (Light or Village Industrial)	60	15
	M3 (General Industrial)	300	30
	M4 (Public Industrial)	40	12
	M5 (Extractive Industrial)	170	29
	M6 (Industrial Storage)	7	1
	M81 (Industrial-Waterdown)	4	3
Zoning Total		2100 ⁺	90

Acreages and totals have been rounded.

* Detailed designation definitions can be found in the Official Plan or Zoning By-law.

+ Figures do not match total due to rounding.

INDUSTRIAL LAND USE INVENTORY 1980

DETAILED LEGAL DESIGNATIONS

TOWNSHIP OF GLANBROOK

	DESIGNATION	ACREAGE	NUMBER OF PROPERTIES
A. Regional Official Plan	Industrial- Business Parks	1600	121
B. Glanbrook Official Plan*	I (Industrial)	1120	103
C. Glanbrook Zoning By-law*	M1 (Village Industrial)	30	3
	M3 (General Industrial)	40	8
	M4 (Public Industrial)	280	5
Zoning Total		350	16

Acreages and totals have been rounded.

* Detailed designation definitions can be found in the
Official Plan or Zoning By-law.

INDUSTRIAL LAND USE INVENTORY 1980

DETAILED LEGAL DESIGNATIONS

TOWN OF STONEY CREEK

	DESIGNATION	ACREAGE	NUMBER OF PROPERTIES
A. Regional Official Plan	Industrial-Business Parks	1200	374
B. Stoney Creek Official Plan*	I (Industrial)	790	383
	IC (Industrial-Commercial)	10	5
	RI (Rural Industrial)	900	240
Stoney Creek Official Plan Total		1700	628
C. Stoney Creek	M1 (Small Scale Industrial)	240	139
	M2 (Preferred Industrial)	260	101
	M3 (General Industrial)	300	84
	M4 (Public Industrial)	10	1
	M5 (Extractive Industrial)	370	8
	M6 (Rural Industrial)	420	71
Zoning Total		1600	404

* Detailed designation definitions can be found in the Official Plan or Zoning By-law.

Acreages and totals have been rounded.

INDUSTRIAL LAND USE INVENTORY 1980DETAILED LEGAL DESIGNATIONSCITY OF HAMILTON

	DESIGNATION	ACREAGE	NUMBER OF PROPERTIES
A. Regional Official Plan	Industrial-Business Parks	650	223
B. Hamilton Official Plan*	I (Industrial)	5130	2165
	RI (Restricted Industrial)	150	1101
	RM (Restricted Manufacturing)	620	217
Hamilton Official Plan Total		5900	3483
C. Hamilton Zoning By-law**	J (Light & Limited Heavy Industrial)	670	619
	JJ (Restricted Light Industrial)	210	186
	K (Heavy Industrial)	4500	1654
	KK (Restricted Heavy Industrial)	510	146
	M12 (Prestige Industrial Uses)	40	8
	M13 (Prestige Industrial Uses)	40	13
	M14 (Prestige Industrial Uses)	130	78
	M15 (Prestige Industrial Uses)	20	5
Zoning Total		6100 **	2709

*Detailed designation definitions can be found in the Official Plan or Zoning By-law

+Industrial Uses are also permitted in H(Commercial) and I(Central

**Figures do not match total due to rounding. Business Zones

Acres and totals have been rounded.

APPENDIX 3
INDUSTRIAL LAND INVENTORY
METHODOLOGY

A. METHODOLOGY OVERVIEW

The methodology employed to construct the Industrial Land Inventory involved two basic steps:

- o the creation of an inventory of industrial properties, and
- o the investigation of several basic characteristics of the properties identified in the inventory.

B. INVENTORY ESTABLISHMENT

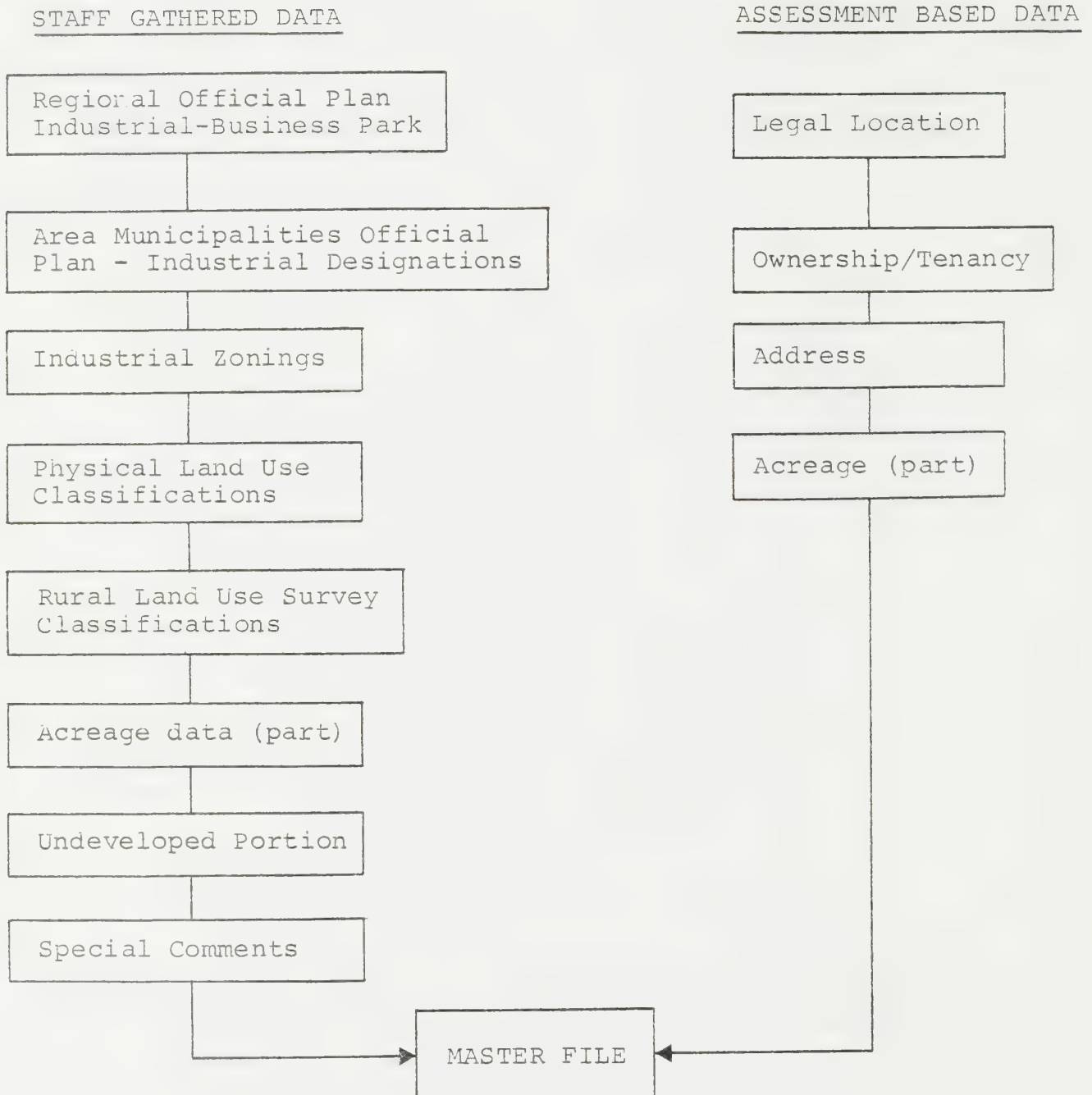
The first step identified the individual properties that would be included in the inventory. Properties were recorded by assessment property number. The inventory includes properties which are designated and/or zoned for industrial purposes and/or have an existing industrial use. Five information sources were used to compile the inventory:

1. The Existing Zoning By-laws (Industrial zones),
2. The Existing Area Municipal Official Plan Industrial Designations,
3. The Regional Official Plan Industrial-Business Parks,
4. Physical Land Use Classifications (Figure A1 - Industrial Uses) from the Regional Planning Department's "Physical Land Use Classification" system, and
5. Rural Land Use Survey, Department of Planning and Development (Industrial Uses).

Zoning and Official Plan designations were transferred on to assessment maps where properties were identified by assessment roll numbers. In some cases, there were inaccuracies on the assessment maps. Some of the roll numbers that were present on the maps had changed or new properties were created that were not on the assessment maps. Therefore, all roll numbers were checked against a computer produced list of deleted numbers. The use of this methodology in finding all new properties is not totally accurate, since only the roll numbers of properties deleted since 1978 are available, and since (as mentioned below) assessment maps are not available for all areas. However, the number of properties missed using this methodology is few.

INDUSTRIAL LAND INVENTORY DATA ASSEMBLY

FIGURE A - 2



Assessment maps were not available for some areas of the City of Hamilton. In these areas, the Official Plan designations were placed on neighbourhood maps. Properties with structures on them had a municipal address identified on the map which was related to the Planning Department's "Property Address" books for the corresponding roll number. In cases where a structure did not exist, the assessment number was estimated using the "Property Address" books.

The latter methodology was also used extensively in the "Bay Front" industrial area where the municipal address of many properties was difficult to determine because they lacked any visible frontage on the roads in the area.

Information regarding properties in the inventory was recorded on coding sheets which were transferred to computer cards. In the "Official Plan" and "Zoning" fields, spaces were left to record a percentage number. When only part of a property was designated by a zoning by-law or an Official Plan, the portion of the property that was designated was roughly estimated and a percentage was recorded.

When a property had more than one "industrial" Official Plan or zoning designation, each designation was recorded on a separate computer card. In this case, each card was given a consecutive number (starting with 1) on the last field on the card. When a property had only one associated card, the last field was left blank.

The Physical Land Use Classifications already existed in computer form and could therefore be added to the system easily. The Rural Land Use Survey was also used to identify other non-conforming industrial properties which were not included in the system.

At the end of the Inventory Establishment Stage, a list of properties existed which had an existing industrial designation or industrial zoning or industrial land use.

C. ASSEMBLY OF INDUSTRIAL INFORMATION

In this stage, information for each property identified in Stage 1 was added to the computer inventory. Some of this data had already been assembled; industrial zonings, industrial designations in Area Municipalities' Official Plans, Regional Industrial Business Parks and industrial land use data. To this information, other data sets were added. Figure A2 outlines the information that was assembled dividing it into assessment based data and data assembled by staff of the Regional Planning and Development Department.

Following is an examination of each data set used.

1. Existing Industrial Zoning

The current zoning designations of industrial properties were found through a number of sources. The zoning of properties in Ancaster, Flamborough and Glanbrook were found by using the original comprehensive zoning by-laws found in the Regional Planning Division, and updated with the latest approved amendments supplied by the Development Division. Zoning amendments for all of the area municipalities except Hamilton include all of those approved by the Ontario Municipal Board up to December 31st, 1980. As mentioned previously, the zoning designations were placed on assessment maps and both the roll number and the zoning designation of the property were subsequently recorded on the coding sheets.

Current zoning for the Town of Dundas and the Town of Stoney Creek is based on the latest available composite zoning maps which were then updated to December 31st, 1980.

The existing zoning of properties in the City of Hamilton was obtained from the assessment information computer files. This information is accurate to December 31st, 1980. In some cases, a property has more than one zoning designation applied to it. In this case, in the City of the Hamilton, the property is recorded in our data banks as having a "V" - variable zoning. A list of properties with variable zonings was produced and all properties with a partial industrial zoning were identified.

The following zoning categories were considered "Industrial".

<u>AREA MUNICIPALITY</u>	<u>INDUSTRIAL ZONING CATEGORIES</u>
Ancaster	M1 - Industrial
Dundas	M1 - Light Industrial M2 - Select Industrial M3 - General Industrial
Flamborough - Waterdown	M81- Industrial
- Beverly	M1 - Village Industrial M3 - General Industrial M4 - Public Industrial M5 - Extractive Industrial
- West Flamborough	(Same as Beverly)
- East Flamborough	M1 - Village Industrial M3 - General Industrial M4 - Public Industrial M5 - Extractive Industrial

Glanbrook	- Glanford	M1 - Village Industrial
		M3 - General Industrial
		M4 - Public Industrial
	- Binbrook	M1 - Village Industrial
		M4 - Public Industrial
Hamilton		J - Light and Limited Heavy Industrial
		JJ - Restricted Light Industrial
		J3 - Prestige Industrial
		K - Heavy Industry, etc.
		KK - Restricted Heavy Industrial
		M11, M12, M13, M14, M15 - Prestige Industrial
Stoney Creek		M1 - Small scale Industrial
		M2 - Preferred Industrial
		M3 - General Industrial
		M4 - Public Industrial
		M5 - Extractive Industrial
		M6 - Rural Industrial

2. Existing Area Official Plans

The current industrial Official Plan designations in the area municipal Official Plans were obtained by using the original Official Plans, or the latest available map showing amendments and updating them with all amendments approved by the Minister up to December 31st, 1980 (from Regional Plan Division files). This information was then placed on assessment maps or on neighbourhood maps, in a manner similar to the method used for zoning.

It should be noted that the Official Plans for the former Townships of Glanford and Binbrook recognize existing industrial uses (at the passing of the Official Plans) in "Agricultural" designated areas under certain conditions. These existing industrial uses were not recorded.

Where an area municipality has a proposed Official Plan, this information was also recorded. (This information will not be included in the actual report but was recorded in any event).

The area municipality proposed Official Plans that were recorded are:

- (a) The Township of Flamborough (August 1977 version);
- (b) The Town of Dundas (August 1979 version);
- (c) The City of Hamilton (April 1980 version).

In most cases, the area municipal Official Plans have only one "Industrial (I)" category. The exceptions are:

- (a) Stoney Creek (existing) - I - Industrial
- RI - Rural Industrial
- (b) Hamilton (existing) - I - Industrial
- RI - Restricted Industrial
- RM - Restricted Manufacturing
- (c) Dundas (proposed) - G - General Industrial
- D - Dry Industrial
- P - Prestige Industrial
Park Reserve

3. Existing Regional Official Plan

Properties contained within the "Industrial Business Park" designation in the Regional Official Plan were identified on assessment maps. When a limit for the designation did not follow a road or lot line, the area covered by the designation was estimated. Therefore, caution should be exercised in the use of this information as an interpretation of the boundaries has been made.

In the case where an "Industrial - Business Park" has been deferred by the Minister of Housing, or referred to the Ontario Municipal Board, it was recorded in the special comment column of the property's computer card.

4. Non-Conforming Uses - Assessment Data

All existing industrial operations in the Region were identified using the unit class code, land use code and business tax per cent code which are stored in the computerized assessment files.

The following codes were considered as potential indicators of industrial operations:

<u>TYPE OF CODE</u>	<u>CODE USE</u>
Unit Class Code	IND - Industrial VCI - Vacant Industrial (Includes vacant commercial)
Business Tax Percent	60 - Manufacturing 75 - Wholesalers, (etc.) 140 - Distillers

Property Code (not available in Dundas, Glanbrook and Stoney Creek)	106 - Vacant Industrial
	493 - Extractive
	500 - Mines
(not used in Hamilton)	510 - Heavy Industrial
	520 - Standard Industrial
	530 - Warehousing
	540 - Other Industrial
	550 - Petro Chemical
	560 - Light Industrial
	570 - Pre-built Structure
	580 - Industrial Malls
Land use Code (Regional - "Physical Land Use Classifications")	36 - Gravel, Sand & Clay Pits
	37 - Other Mine Lands
	71 - Heavy Industry
	72 - Light Industry
	73 - Prestige Industry
	76 - Bulk Warehousing
	77 - Wholesale Warehousing
	78 - Open Storage
	79 - Other Warehousing

A computer print-out of the indicator codes by roll number was produced for each Area Municipality. Properties designated as industrial by zoning, or an Official Plan were so noted.

Properties with existing industrial operations that were not designated in any way were recorded onto the computer coding sheets in the normal manner.

5. Non-Conforming Properties - Rural Land Use Survey - 1980

An additional source of information was the Rural Land Use Survey conducted by the Regional Planning Division in the summer of 1980. The survey was used to identify existing industrial operations that were not industrially designated in Official Plans or by Zoning By-laws and were not identified as being non-conforming through the use of the computer assessment file data. In this case, the property roll number was recorded together with the four digit land use code used in the Rural Land Use Survey. This land use survey is only available for the non-urbanized section of the Region. The following codes identify industrial land uses in the Rural Land Use Survey:

<u>DEFINITION</u>	<u>CODE</u>	<u>DESCRIPTION</u>	<u>CODE</u>
Manufacturing	0	Food processing	3001
		Feed mill	3002
		Natural fibres and pelt processing	3003
		Rock & Stone processing	3004
		Ore processing	3005
		Oil, natural gas & coal processing & refining	3006
		Chemical processing	3007
		Clothing and textiles	3008
		Paper & Wood products	3009
		Building components, furniture and fixtures predominantly of wood	3010
		Metal and metal products	3011
		Containers, structural components, furniture, fixtures and fittings predominantly of metal	3012
		Machinery & mechanical equipment, tools & hardware	3013
		Electrical & general equipment including household appliances	3014
		Vehicles & Vehicular products	3015
		Other	3039
Storage and Warehousing	1	Warehousing	3141
		Open air storage	3142
		Water reservoir	3143
		Oil and gas storage	3144
		Docking and berthing	3145
		Open air parking	3146
		Parking garage	3147
		Scrap Yard	3148
		Lumber Yard	3149
		Other	3159
Open pit mining & quarrying	2	Rock extraction	3261
		Gravel extraction	3262
		Sand extraction	3263
		Other	3279

6. Acreage

Where no acreage figures existed on the assessment computer file for the property identified in the inventory, the area of the property was estimated. The estimation was based on existing assessment maps and was either scaled off or measured by a planimeter.

7. Developable Portion of Existing Industrial Uses

Existing Industrial operations which have portions of their properties which are "developable" for industrial purposes were identified using aerial photographs (Spring 1980) in the urban areas only. Developable portions for existing industrial operations in the rural areas of the Region were identified during the Rural Land Use Survey - 1980. (Some undevelopable portions of existing industrial uses in the rural areas were not recorded in the Rural Land Use Survey and the undeveloped portion had to be recalculated.)

The parameters used in the definition of industrial lands were that all portions of a property were considered developable except:

- (a) Structures;
- (b) Driveways;
- (c) Front Yards (within reason);
- (d) Open Storage Areas;
- (e) Parking Areas.

The developable portions of the landfill sites and pits and quarries were not estimated.

8. Comments

The second to last field in the coding data was used to record a number of possible comments about a given property. The codes used to represent various comments included:

- (a) O - Regional Official Plan Deferred;
- (b) R - Regional Official Plan Referred to Ontario Municipal Board;
- (c) P - Designated under the Parkway Belt West Plan.

Information items 4 - 8 above are available for all properties in the system except where specifically noted. Information items 1 - 3 are available only for properties which have industrial designations or zonings, i.e., zonings or designations other than industrial were not included.

All of the information items detailed above were combined into a master file as shown on Figure A2. Additional assessment data for the properties in the system can be accessed.

APPENDIX 4

INDUSTRIAL LAND INVENTORY

DATA PROCESSING COMPONENT

The establishment of the Industrial Land Inventory required the use of a series of complicated computer maneuvers. The data processing procedures used are outlined in this Appendix.

A detailed step-by-step explanation of the data processing procedures can be found in the Industrial Land Inventory Reference Manual in the Regional Plan Division.

DATA PROCESSING OVERVIEW

The Industrial Land Inventory (ILI) has entailed the gathering of data such as land use, zoning, official plan designation and property description for 5,565 properties in Hamilton-Wentworth. Figure A3 outlines the various project stages.

Stage 1 contained preliminary data processing work. A new master property file based on 1979 planning and assessment files was created. Property listings were created for Stage 2 use.

Stage 2 involved the collection and coding of all relevant data associated with every property identified as:

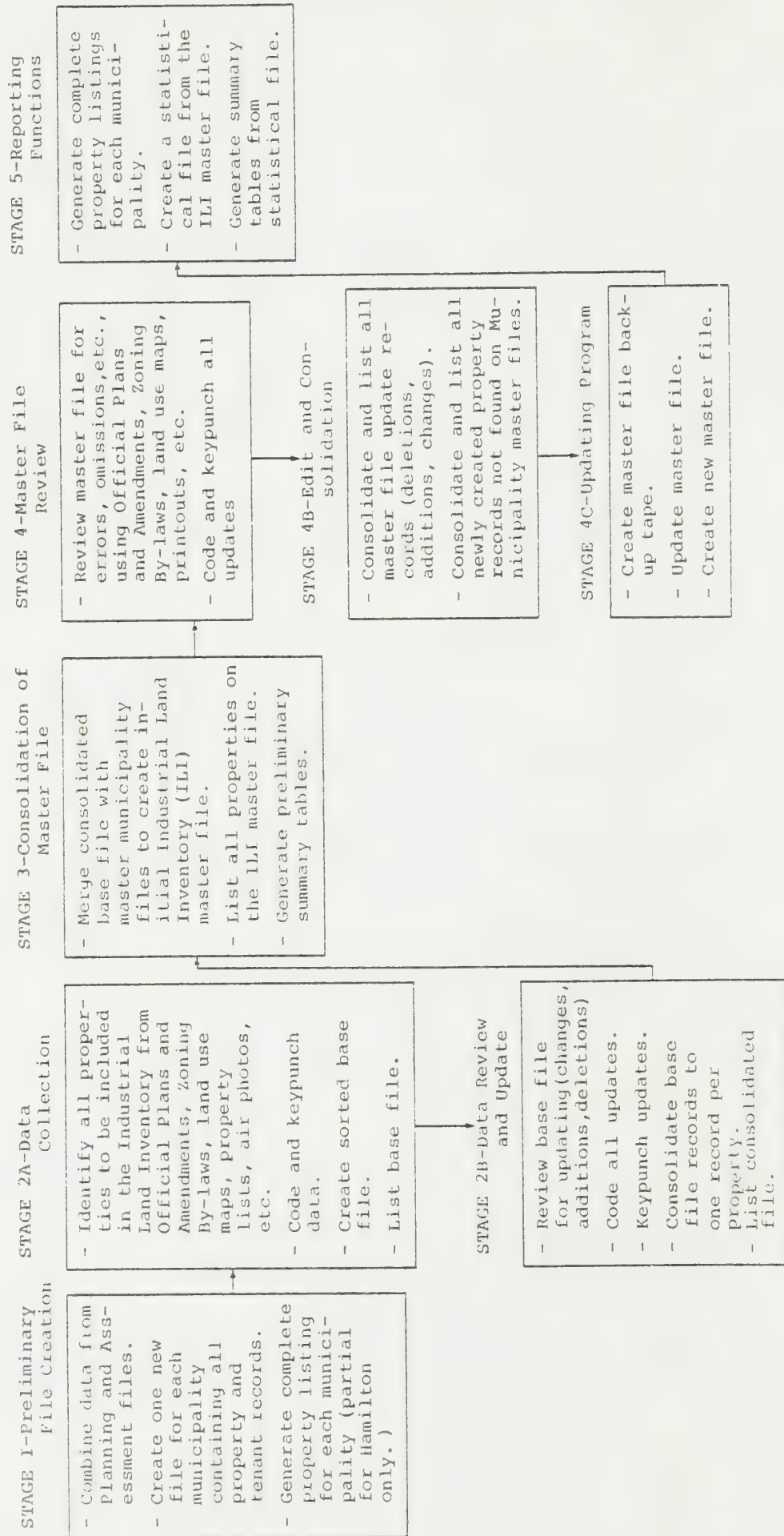
- having an industrial land use,
- being zoned industrial, and/or,
- being designated industrial under either the area municipality or regional official plan

The selection criteria for all Industrial Land Inventory properties can be found in Appendix 3. All data were then keypunched and processed to yield a basic industrial data file. A listing of all collected data was also produced to aid in verification.

A simple updating program was then written to permit the addition, change or deletion of records in the basic industrial file. Since data were recorded for up to three parts for any property, Stage 2B required a program to consolidate multipart records to only one per property while still retaining the information for each part of the property.

Figure A-3

INDUSTRIAL LAND USE INVENTORY
DATA PROCESSING ACTIVITIES



In order to create the master industrial inventory file, additional information on each property was required from the municipality property files created in Stage 1. The program to merge these files was the first requirement of Stage 3. Two additional programs were developed concurrently for use as soon as the Industrial Land Inventory (ILI) master file was created. The first program produced lists of properties in each municipality while the second yielded the first set of summary tables required for preliminary analyses.

Stage 4A began with an examination of the summary tables and property listings. The range of errors discovered at this stage was considerable. In order to insure the accuracy of the final product, a detailed review of the information stored for every property in the inventory was undertaken.

To permit error correction of almost any type, a group of special data editing and updating programs was written which could be used to update the Industrial Land Inventory master file.

Stage 4B encompassed data editing and consolidation. Update records were sorted and checked for some errors (e.g. redundant or conflicting records) and listed for manual verification. This step could be repeated as often as necessary until the update data appeared to be error free. The changes, additions, and deletions were then ready for Stage 4C, the updating program.

One additional option was added to Stage 4B. Since it was decided to extend the base data of the file to the end of 1980, provision had to be made to add new properties to the Industrial Land Inventory master file for which there was no match on the municipality master files which are based on 1979 assessment files.

Once all updates had passed inspection, they were stored on a computer file and Stage 4C proceeded. There were three parts to this stage:

- First, a back-up copy of the Industrial Land Inventory master file was created. Should anything go wrong with the computer or the program during updating, there is always a copy of the data available to recreate the Industrial Land Inventory master file,
- The master file was then updated. Each updated record was listed and changes highlighted. The date of the last update was also recorded,
- In the final part of this stage, a new Industrial Land Inventory master file was created.

Once all updates were successfully completed, the final stage of generating reports was begun.


Stage 5 contained several distinct steps:

- First, a new master property listing was produced for each municipality,
- A statistical file was created from the Industrial Land Inventory master file in order to simplify data tabulation. Certain assumptions concerning multipart properties were made at this point and they are outlined in the Industrial Land Use Inventory Reference Manual.

Once the summary tables were successfully produced, data processing for this phase of the Industrial Land Inventory project was complete.

INDUSTRIAL LAND USE
INVENTORY-1980
MAPS

Legend





 AREAS OF INDUSTRIAL CONCENTRATION

- 1 ABERDEEN - DUNDURN
- 2 CENTRAL
- 3 BAYFRONT
- 4 HAMILTON EAST
- 5 STONEY CREEK
- 6 RYMAL
- 7 MOUNT HOPE
- 8 DUFF'S CORNERS
- 9 CLAPPISONS CORNERS

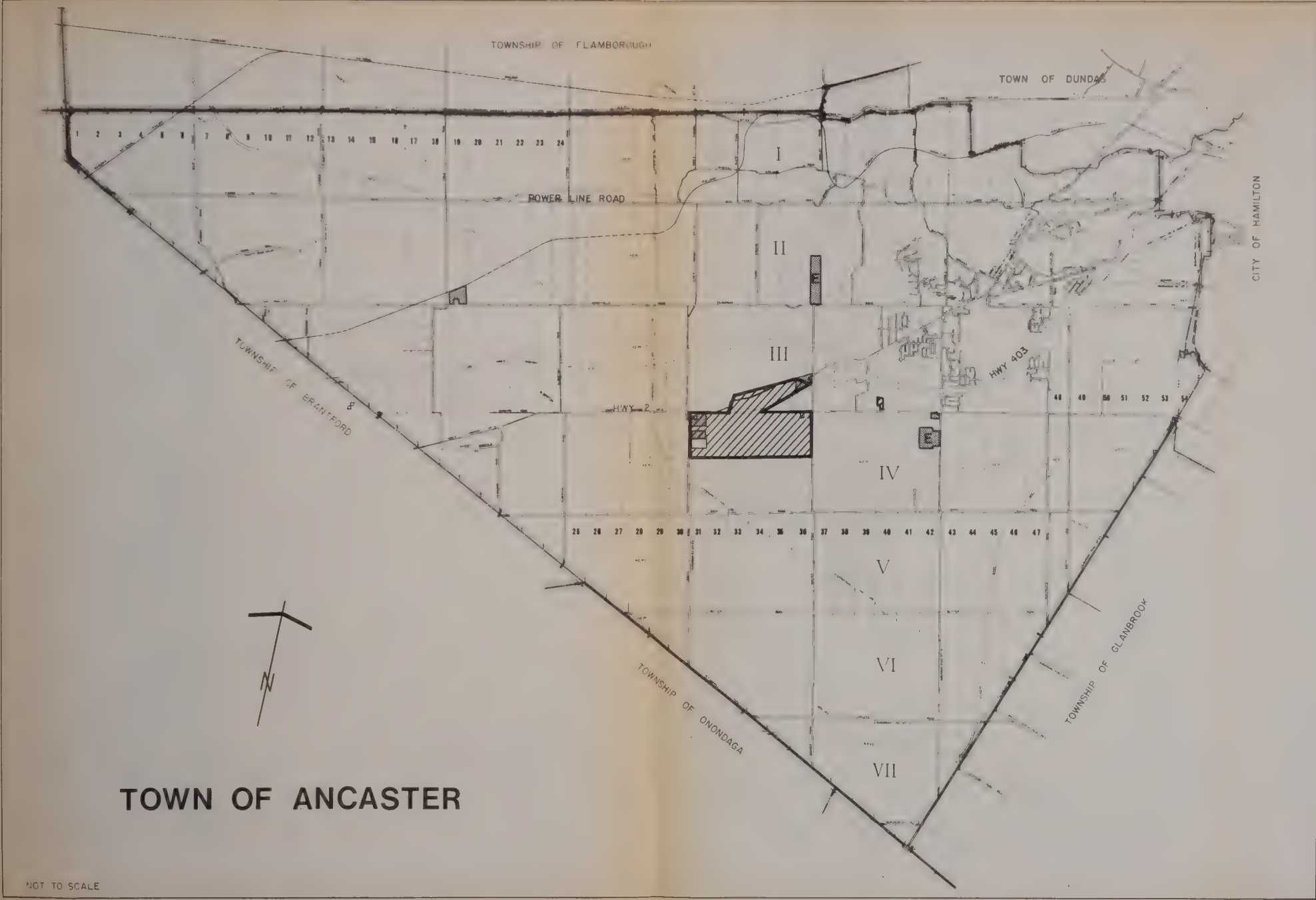


AREAS OF INDUSTRIAL
CONCENTRATION
HAMILTON-WENTWORTH REGION

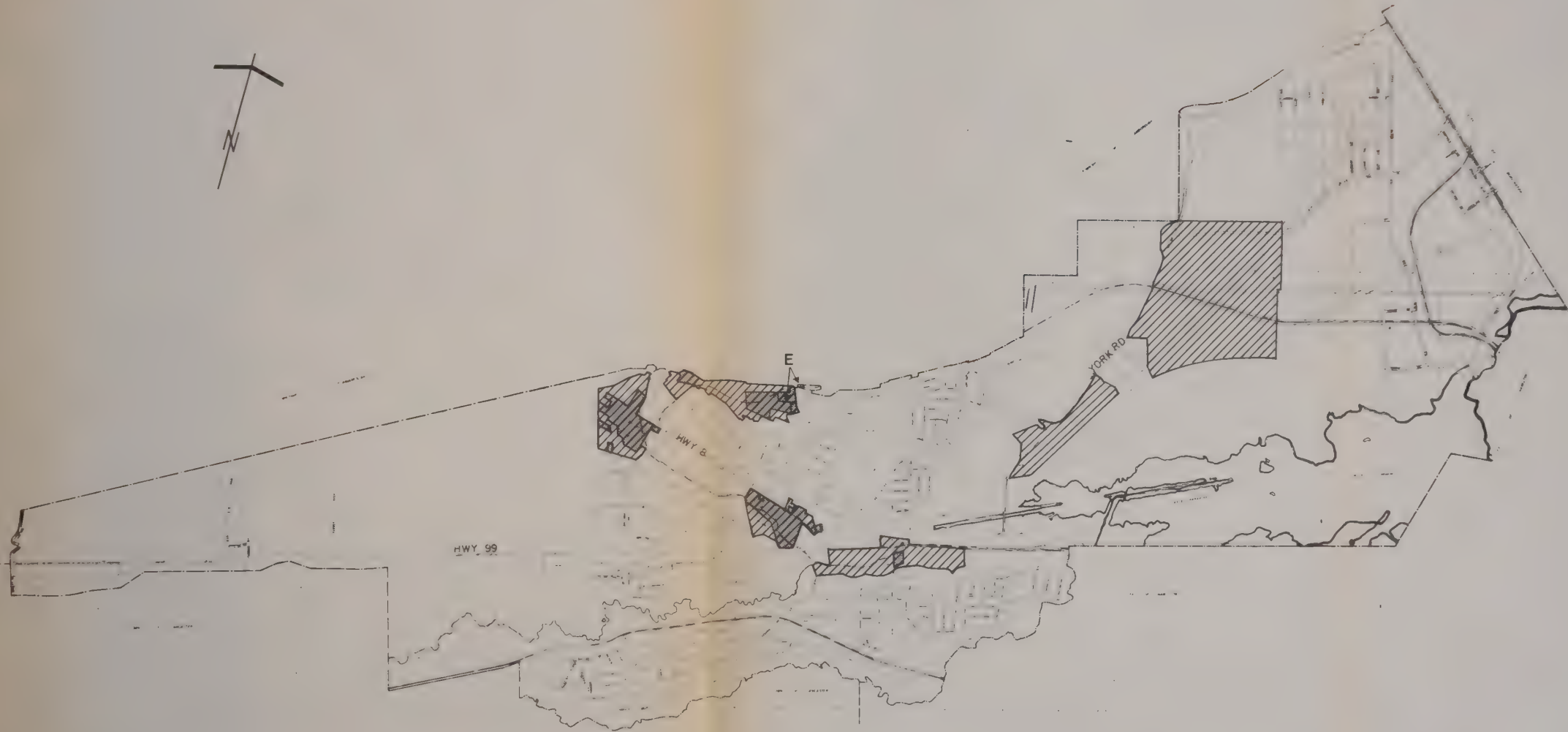
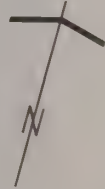
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REGIONAL OFFICIAL PLAN
-  INDUSTRIAL DESIGNATIONS
ANCASTER OFFICIAL PLAN
-  EXISTING INDUSTRY
-  EXTRACTIVE INDUSTRY

INDUSTRIAL INVENTORY
TOWN OF ANCASTER



TOWN OF DUNDAS







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- NONE INDUSTRIAL-BUSINESS PARKS
REGIONAL OFFICIAL PLAN
- INDUSTRIAL DESIGNATIONS
DUNDAS OFFICIAL PLAN
- EXISTING INDUSTRY
- E EXTRACTIVE INDUSTRY

INDUSTRIAL INVENTORY

TOWN OF DUNDAS

Legend

-  INDUSTRIAL-BUSINESS PARKS
REGIONAL OFFICIAL PLAN
-  INDUSTRIAL DESIGNATIONS
FLAMBOROUGH OFFICIAL PLAN
-  EXISTING INDUSTRY
-  EXTRACTIVE INDUSTRY

INDUSTRIAL INVENTORY TOWNSHIP OF FLAMBOROUGH



TOWNSHIP OF GLANBROOK

Map No.5



Legend

-  INDUSTRIAL-BUSINESS PARKS
REGIONAL OFFICIAL PLAN
-  INDUSTRIAL DESIGNATIONS
GLANBROOK OFFICIAL PLAN
-  EXISTING INDUSTRY

INDUSTRIAL INVENTORY TOWNSHIP OF GLANBROOK

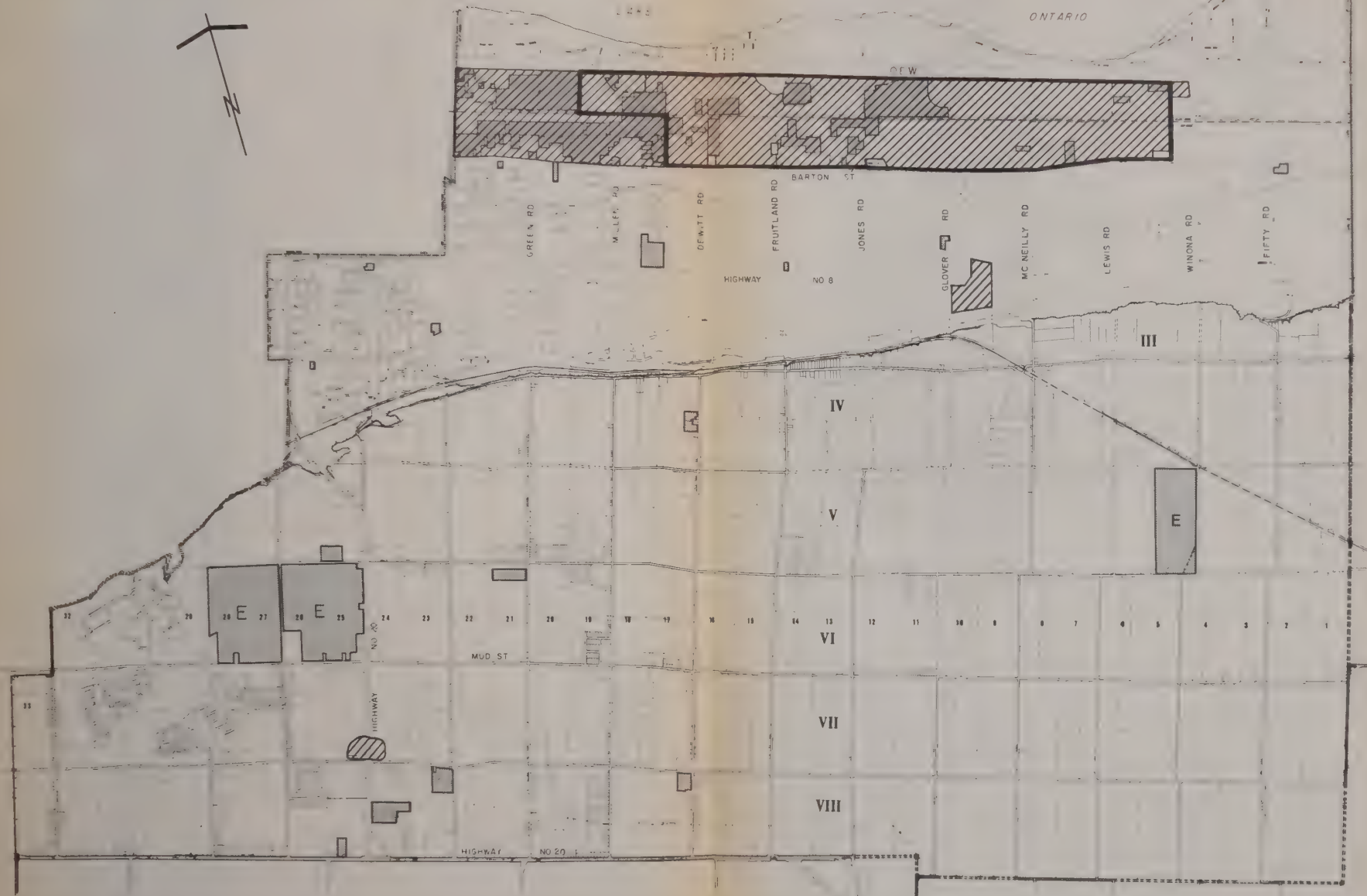
NCT TO SCALE

Dec. 1980

Planning and Development Department
Hamilton-Wentworth Region

TOWN OF STONEY CREEK

Map No.6



Legend

- INDUSTRIAL-BUSINESS PARKS
REGIONAL OFFICIAL PLAN
- INDUSTRIAL DESIGNATIONS
STONE CREEK OFFICIAL PLAN
- EXISTING INDUSTRY
- E EXTRACTIVE INDUSTRY

INDUSTRIAL INVENTORY TOWN OF STONEY CREEK




NOT TO SCALE

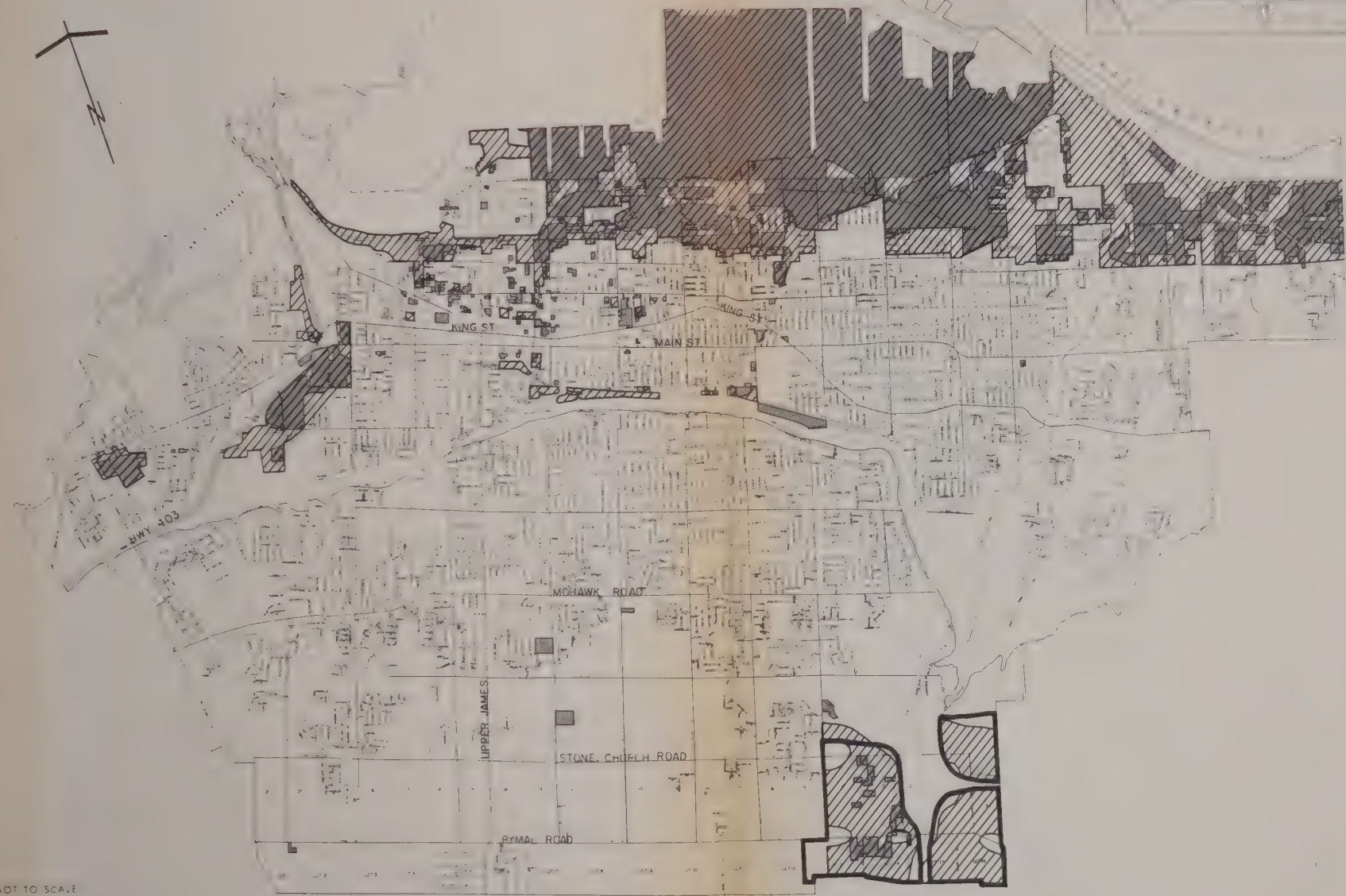
Dec. 1980

Planning and Development Department
Hamilton-Wentworth Region



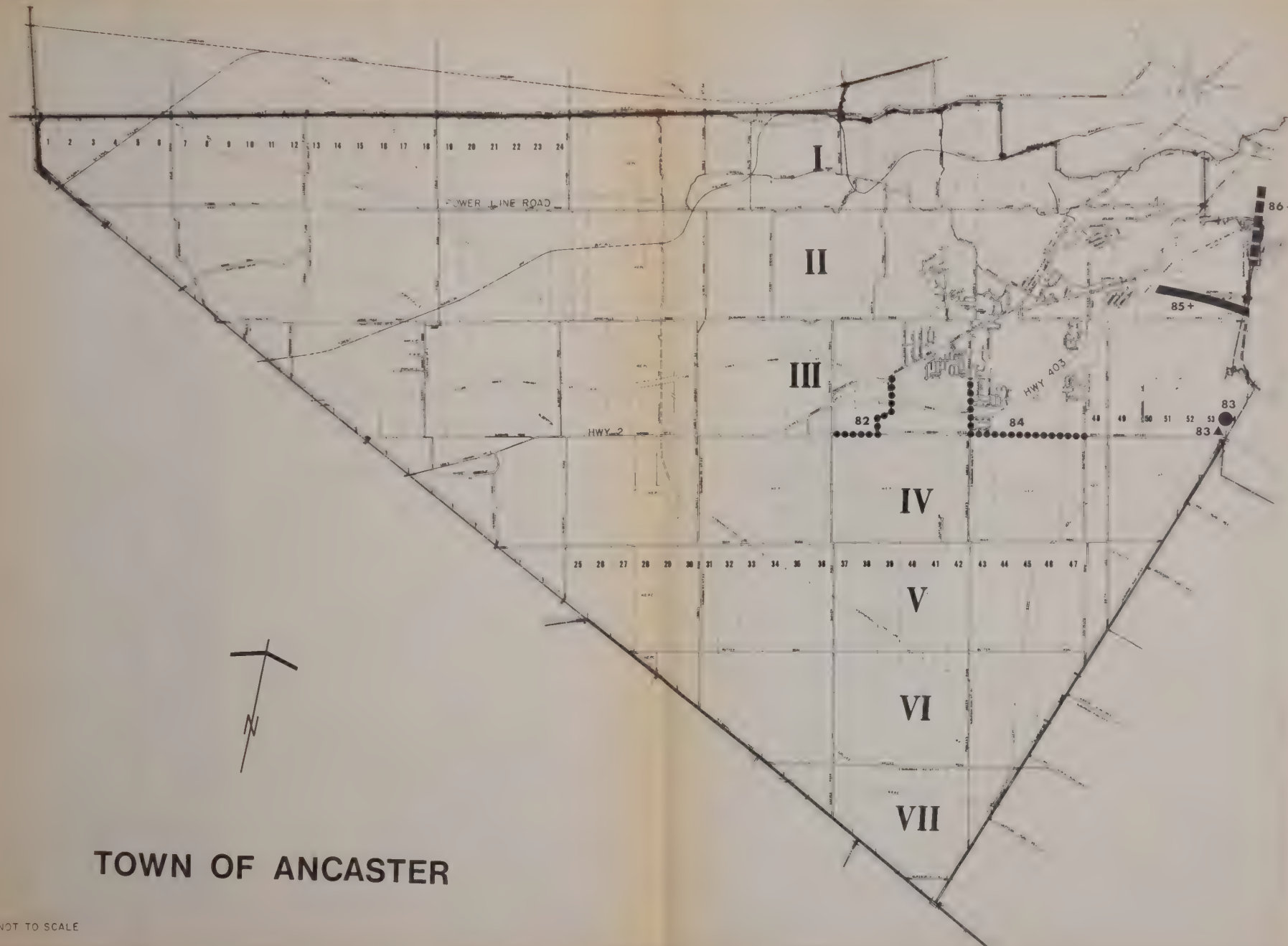
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-  INDUSTRIAL-BUSINESS PARKS
REGIONAL OFFICIAL PLAN
-  INDUSTRIAL DESIGNATIONS
HAMILTON OFFICIAL PLAN
-  EXISTING INDUSTRY



NOT TO SCALE

INDUSTRIAL INVENTORY
CITY OF HAMILTON



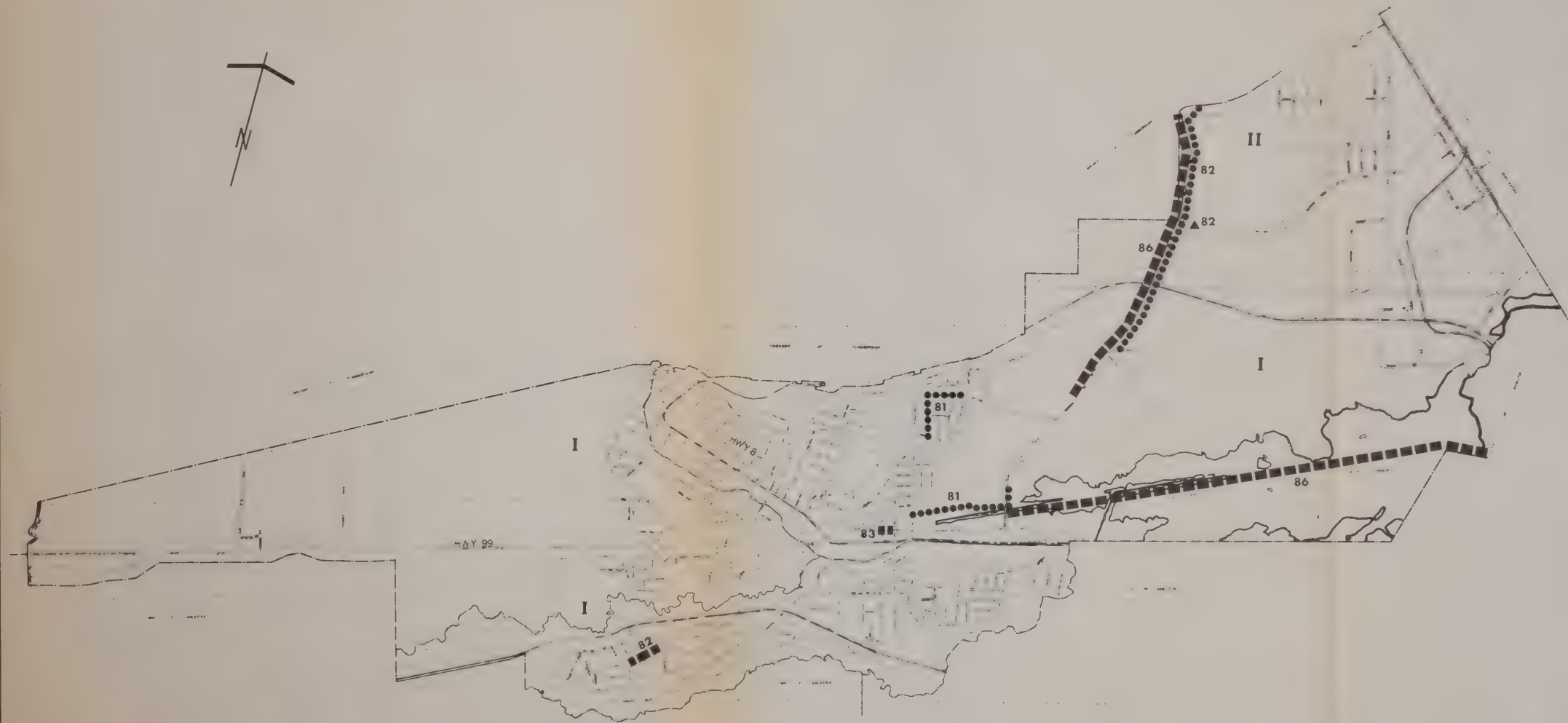
Legend

- MAJOR ROADWAY IMPROVEMENTS & ADDITIONS**
- SANITARY SEWER TRUNK EXTENSIONS**
- SANITARY SEWER PUMPING STATION**
- SANITARY SEWAGE STORAGE TANK**
- SEWAGE TREATMENT PLANT**
- WATER MAIN TRUNK EXTENSIONS**
- WATER WORKS PUMPING STATION**
- WATER STORAGE RESERVOIR**
- ESTIMATED DATE OF COMPLETION**
- INTERSECTION IMPROVEMENTS**

INFRASTRUCTURE IMPROVEMENTS TOWN OF ANCASTER

TOWN OF ANCASTER

TOWN OF DUNDAS













Legend

- MAJOR ROADWAY IMPROVEMENTS & ADDITIONS
- SANITARY SEWER TRUNK EXTENSIONS
- SANITARY SEWER PUMPING STATION
- SANITARY SEWAGE STORAGE TANK
- SEWAGE TREATMENT PLANT
- WATER MAIN TRUNK EXTENSIONS
- WATER WORKS PUMPING STATION
- WATER STORAGE RESERVOIR
- 85 ESTIMATED DATE OF COMPLETION
- INTERSECTION IMPROVEMENTS

INFRASTRUCTURE IMPROVEMENTS TOWN OF DUNDAS

Legend

-  MAJOR ROADWAY IMPROVEMENTS & ADDITIONS
-  SANITARY SEWER TRUNK EXTENSIONS
-  SANITARY SEWER PUMPING STATION
-  SANITARY SEWAGE STORAGE TANK
-  SEWAGE TREATMENT PLANT
-  WATER MAIN TRUNK EXTENSIONS
-  WATER WORKS PUMPING STATION
-  WATER STORAGE RESERVOIR
-  ESTIMATED DATE OF COMPLETION
-  INTERSECTION IMPROVEMENTS



NOT TO SCALE

INFRASTRUCTURE IMPROVEMENTS
TOWNSHIP OF FLAMBOROUGH

Dec. 1980

Industrial Inventory
Planning and Development Department
Hamilton-Wentworth Region

TOWN OF STONEY CREEK

Map No. II



Legend

- MAJOR ROADWAY IMPROVEMENTS & ADDITIONS
- SANITARY SEWER TRUNK EXTENSIONS
- SANITARY SEWER PUMPING STATION
- SANITARY SEWAGE STORAGE TANK
- SEWAGE TREATMENT PLANT
- WATER MAIN TRUNK EXTENSIONS
- WATER WORKS PUMPING STATION
- WATER STORAGE RESERVOIR
- ESTIMATED DATE OF COMPLETION
- INTERSECTION IMPROVEMENTS

INFRASTRUCTURE IMPROVEMENTS
TOWN OF STONEY CREEK



Legend

- MAJOR ROADWAY IMPROVEMENTS & ADDITIONS**
- SANITARY SEWER TRUNK EXTENSIONS**
- SANITARY SEWER PUMPING STATION**
- SANITARY SEWAGE STORAGE TANK**
- SEWAGE TREATMENT PLANT**
- WATER MAIN TRUNK EXTENSIONS**
- WATER WORKS PUMPING STATION**
- WATER STORAGE RESERVOIR**
- ESTIMATED DATE OF COMPLETION**
- INTERSECTION IMPROVEMENTS**

INFRASTRUCTURE IMPROVEMENTS CITY OF HAMILTON

